0521408

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

98 DEC -7 AM 11:15

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40496
Dav. Co. File: Box 8

BOOK 11239 PAGE 432

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David J. Oleson Mary Susan Englund 1505 Villa Place Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-08-377

WARRANTY DEED

6411 12/07 0101 03CHECK 536.40

FOR AND IN CONSIDERATION of the sum of **$ 142,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joel Edwards, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David J. Oleson and Mary Susan Englund, as joint tennants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Robinson Realty Company's Subdivision of the east part of Lot No. 48 in O.B. Hay's Rokeby Addition, of record in Book 547, page 24, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 55 feet on the westerly margin of Villa Place and extends back 146 feet 11 inches on the south line and 146 feet 8 1/2 inches on the north line to an alley in the rear, measuring 55 feet thereon.

BEING the same property conveyed to Joel Edwards, unmarried, by deed from John D. Swartzbaugh, Jr. Executor of the Estate of John D. Swartzbaugh, Cynthia J. Schaub, Linda Jane Swartzbaugh, Amelia S. Barrantes and Frances S. Davies, John D. Swartzbaugh, Jr., devisees under the will of John D. Swartzbaugh of record in Book 8603, page 787, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 1505 Villa Place, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 1998.

Joel Edwards

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State of Tennessee
County of Davidson

On this 30th day of November, 1998, before me the undersigned authority, personally appeared **Joel Edwards**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 142,000.00

Affiant

Sworn and subscribed before me on the 30th day of November, 1998.

My Commission Expires _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 142000.00
				CON TX 525.40
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 536.40
				CHECK 536.40
12/07/98	01			11:16 0001 6411

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0521408
IDENTIF. ↑ REFERENCE

98 DEC -7 AM 11:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 138141