PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40972
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patricia H. White 4207 Nevada Avenue Nashville, TN 37209	New South Federal Savings Bank 2301 21st Avenue Souteh Nashville, TN 37212

TAX MAP-PARCEL NUMBERS: 91-16-245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 75,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth Edwards and Joyce A. Malone, Co-Executors, with full power, under The Last Will and Testament of Laura Emma Edwards,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia H. White,** 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 the east part of Lot No. 108 of Block 4, on the Map of Charlotte Park Addition, of record in Book 57, page 103, said Register's Office.

SAID Lot fronts 45 feet on the south side of Nevada Avenue and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Emmett Edwards and wife, Laura M. Edwards by deed from H. Armond Winkler and wife, Helen Beatrice Winkler, of record in Book 1281, page 591, said Register's Office. Emmett Edwards has since died; thereby leaving Laura M. Edwards as surviving tenant by the entirety. Laura M. Edwards has since died, unmarried and testate. By Will of record in Will Book 222, page 284, Probate Court Clerks Office for Davidson County, Tennessee, a certified copy of which is also of record in Book 11337, page 967, said Register's Office, the said Laura M. Edwards named Kenneth Edwards and Joyce A. Malone Co-Executors with full power to convey subject property. Letters Testamentary were issued to the said Kenneth Edwards and Joyce A. Malone by the said Probate Court of record in Minute Book 433, page 355 in the said Probate Court Clerks Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years.

This is improved property, known as: 4207 Nevada Avenue, Nashville, TN 37209

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 27th day of May, 1999.

Kenneth B. Edwards
Kenneth Edwards, Co-Executor under the Last Will and Testament of Laura Emma Edwards

Joyce A. Malone
Joyce A. Malone, Co-Executor under the Last Will and Testament of Laura Emma Edwards

State of Tennessee
County of Davidson

On this 27th day of May, 1999, before me the undersigned authority, personally appeared **Kenneth Edwards and Joyce A. Malone, Co-Executors, with full power, under the Last Will and Testament of Laura Emma 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: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 75,000.00

Pat H White
Affiant

Sworn and subscribed before me on the 8th day of June, 1999.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public

0597367

RECEIVED FOR REFERENCE

99 JUN -8 PM 1:21

REGISTER DAVIDSON COUNTY, TN.

7088 06/08/99 01:01 CHECK 288.50

Widec: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11518 PG. 85

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0597367

[illegible] REFERENCE

99 JUN -8 PM 1:21

[illegible] REGISTER
DAVIDSON COUNTY, TN.

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

06/08/99 01 13:25 0001 7088

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471567