WARRANTY DEED

CBL-WSMC-99-0171.PFD

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Lois Edwards

Affiant

Subscribed and sworn to before me, this 10th DAY OF August, 1999.

Notary Public

MY COMMISSION EXPIRES: (SEAL)

NOTARY PUBLIC AT LARGE — LISA MARIE VOLLMER — BUTLER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

MARY FRANCES RUDY, ATTORNEY AT LAW

2000 GLEN ECHO ROAD, SUITE 209

NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Donald Edwards and Lois Edwards	SAME AS OWNER	44-05-0-09
(NAME) 129 Scenic View Road	(NAME)	
(ADDRESS) Old Hickory, Tennessee 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LARRY W.SHARP AND MARY M. LAYHEW SHARP hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DONALD EDWARDS AND LOIS EDWARDS JOINT TENANTS with the right to survivorship hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit::

Land in Davidson County, Tennessee being the northwesterly 38.5 feet of Lot no. 69 and the southeasterly 33.8 feet of Lot No. 68 on the unrecorded Map of Scenic View Subdivision and being Lot 1 on the map of a resubdivision of Lots Nos. 67 to 74 inclusive, and described according to a survey made by james L. Murphy, Jr., Surveyor, dated April 21,1959.

9155 08/25 0101 CHECK 242.24

Beginning at a point in the norteasterly margin of Scenic View Drive formerly Havron Avenue, 61.5 feet northwest of the southeast corner of Lot No. 69 being the common corner of Lots "H" and "I" in said resubdivision said point likewise being 361.5 feet northwest of the intersection of Scenic View Dr. and 20 foot public walkway; thence with said Drive north 46 deg. 29' west 72.3 feet to a point; being the common corner of Lots No. "I" and "J"; thence with the line between Lots "I" and "J" north 43 deg. 59' east 171.98 feet; thence south 46 deg. 0', east 72.3 feet to the corner of Lots "H" and "I", thence with the line between said lots south 43 deg. 59' west 171.40 feet to the beginning.

Being the same property conveyed to Mary M. Layhew Sharp and Larry W. Sharp by Quit Claim Deed from Mary Layhew Sharp by Deed of Record in Book 6153, page 655 executed on 9/26/83, filed on 10/7/83.

99 AUG 23 AM 10:28

REGISTER OF DEEDS DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

06270180

unimproved ( )

This is improved (X) property, known as 129 Scenic View Road, Old Hickory, Tennessee 37138

(House Number) (Street) (P O Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicabie to all genders.

Witness my/our hand(s) this 10th day of August, 1999.

Larry W.Sharp

Larry W.Sharp

Mary M. Layhew Sharp

Mary M. Layhew Sharp

STATE OF Tennessee
COUNTY OF Davidson

BOOK 11629 PAGE 657

Personally appeared before me, , a Notary Public in and for said County and State, the within named Larry W.Sharp and Mary M. Layhew Sharp, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 10th day of August, 1999.

My Commission Expires: 6-29-03

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 10th day of August, 1999.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☒ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11629 PAGE 658

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

0627180

IDENTIF. & REFERENCE

99 AUG 23 AM 10:28

REGISTER
DAVIDSON COUNTY, TN.

CAMT	62500.00
CON TX	231.24
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	242.24
CHECK	242.24

08/23/99 01 10:27 0001 9155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1505169