BOOK 11744 PAGE 652

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Ernest L. Edwards, Jr.
3222 McGavock Pike
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **84-8**
GROUP
PARCEL **121**

98 SEP 15 PM 2:00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James D. Pugh, Administrator of the Estate of William Earl DeFoor; and Lucinda Juanita Pugh, individually,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Ernest L. Edwards, Jr., married**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot "B" as shown on a survey not of record of 5 parcels of land in the 3rd Civil District of Davidson County, Tennessee, known as E. L. Edwards property and described according to a survey made September 21, 1960, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the East side of McGavock Pike said point being 302 feet North of the northeast corner of the intersection of McGavock Pike and Windemere Circle; thence northwardly along the East margin of McGavock Pike, 100 feet to a point; thence S. 80 degrees E. 318.5 feet to an iron pin; thence southwardly 100 feet to an iron pin; thence N. 80 degrees 15 min. W. 298 feet to the point of beginning, containing .77 acres.

Being the same property conveyed to Marshall Y. Putnam and wife, Lorena H. Putnam by deed from Walter H. Trapp and wife, Nancy Forrest Trapp, dated July 20, 1965, and filed for record in Book 3916, page 465, Register's Office for Davidson County, Tennessee. Said property was divested out of Marshall Y. Putnam and vested in Lorena Hargis Putnam by Final Decree of divorce dated July 16, 1976, a copy of which Decree is filed in Book 5083, page 445, said Register's Office. The said Lorena Hargis Putnam then married William Earl DeFoor. Lorena Hargis Putnam predeceased William Earl DeFoor on May 6, 1986, intestate and without issue, the said William Earl DeFoor being her sole surviving heir. The said William Earl DeFoor died intestate, unmarried, widowed, and without issue, on September 6, 1998. His sole heir at law is Lucinda Juanita Pugh. James D. Pugh, Administrator of the Estate of William Earl DeFoor, joins in this conveyance.

James D. Pugh executes this instrument of behalf of the said Lucinda Juanita Pugh, by virtue of a Limited Power of Attorney filed for record in Book 11420, page 548, Register's Office for Davidson, Tennessee.

MORTGAGE TAX 551.50
TRANSFER TAX
RECORDING FEE
DATA PROCESSING FEE
TOTAL AMOUNT
STATE OF TENNESSEE, DAVIDSON COUNTY
SEP 15 98 2:00 PM
REGISTER'S OFFICE
11744

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property known as 3222 McGavock Pike, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1999, a lien now due and payable. Map 84-8, Parcel 121. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

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, his heirs and assigns, forever; and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of November, 1999.

James D. Pugh Adm.

James D. Pugh, Administrator
Estate of William Earl DeFoor

Lucinda Juanita Pugh
by James D. Pugh atty in fact.

Lucinda Juanita Pugh
by James D. Pugh, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James D. Pugh, Administrator**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of November, 1999.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 12th day of November, 1999, in Mt. Juliet, Tennessee, before me personally appeared James D. Pugh, to me known to be the person who executed the foregoing Warranty Deed on behalf of Lucinda Juanita Pugh, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said Lucinda Juanita Pugh, signing her name as Attorney-In-Fact.

WITNESS my hand and official seal at office this 15th day of November, 1999.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of November, 1999.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

Bk: 7894 ...ANCE

SHELBY TN 2:00 ...

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	145000.00
CON TX	536.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	551.50
CHECK	551.50

11/16/99 01 14:01 0001 1853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539524