26B

Instr:200001120004219 Page: 1 OF 2
REC'D FOR REC 01/12/2000 9:40:00AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $51.80

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ralph A. Edwards	New Owner	
1221 Alfred Drive		Map 069-16-0
Nashville, TN 37205		Parcel 088.00

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205
26B 9693

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Tony D. Wright (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Ralph A. Edwards, a married person (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 10 on the map of the subdivision of A.T. Putman's 7 1/2 acre tract, not of record, described according to a survey made by John M. Sullivan, County Surveyor, October 5, 1946, as follows:

Beginning on the southerly margin of Ashton Avenue, at a point 70 feet west of the northwest corner of the property conveyed to Jettora Warnack by deed from A. T. Putman and wife, of record in Book 1515, page 222, Register's Office for said County, being the corner of Lots Nos. 9 and 10; thence with said Avenue, westwardly 70 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots southwardly 224.75 feet; thence eastwardly 70 feet to the corner of said Lots Nos. 9 and 10; thence with the line between said two lots, northwardly 224.5 feet to the beginning.

Being the same property conveyed to Grantor herein by Warranty Deed of even date and being filed for record simultaneously herewith.

This description is the same as was used in the last deed of record.

This conveyance is subject to:
1. Taxes for the year 2000 and subsequent years.
2. Metro Letter recorded in Book 11747, page 486, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1612 Ashton Avenue, Nashville, Tennessee 37218.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this transfer is $14,000.00
[
[Ralph A. Edwards
Affiant
[Subscribed and sworn to before me this
[10th day of January, 2000.
[Joseph V. Ferrell
Notary Public
[
[My Commission Expires: 9/23/2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of January, 2000.

Tony D. Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 2000, before me personally appeared Tony D. Wright, to me known to be the person who executed the foregoing instrument and who acknowledged that he executed the same as the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 2000.

Joseph V. Ferrell
Notary Public

My Commission Expires: 9/23/2003