WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,800.00

Ralph A. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2002.

Tracy L. Love
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

TRACY L. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires May 28, 2002

Davidson County DEEDWARR
Recvd: 03/04/02 16:15 2pgs
Fees:13.00 Taxes:158.36

20020304-0027083

THIS INSTRUMENT WAS PREPARED BY
, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph A. Edwards	Ralph A. Edwards	81-15-317
(NAME)	(NAME)	
1730 Knowles Street	1730 Knowles Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ronald W. Gross, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph A. Edwardsand wife, Velma E. Edwards, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 40 in the Bransford Realty Company's Resubdivision of Part of Manlove's Addition, of record in Book 421, page 53, Register's Office for Davidson County, Tennessee.

Said lot fronts 40 feet on the north side of Thompson Street and extends aback northerly between parallel lines 135.3 feet, more or less, to an alley.

Being the same property conveyed to Ronald W. Gross, unmarried by deed from Joe L. Wall of record as Book 8118, page 359, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1730 Knowles Street, Nashville, TN 37208

(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 applicable to all genders.

Witness my hand this 25th day of February, 2002.

Ronald W. Gross
Ronald W. Gross

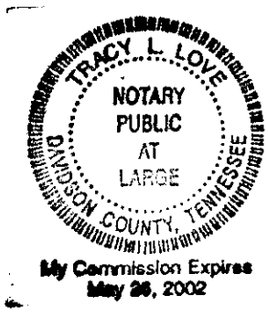
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the undersigned Ronald W. Gross, with whom I am personally acquainted or have proved to me on the basis of satisfactory evidence that he executed the above described instrument for the purpose therein described.

Witness my hand and official seal at Nashville, Tennessee this 25th day of February, 2002.

Commission expires:



Notary Public