WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick J. Opelt	Same as new owner	12DZ 14610 61-3-9
(NAME) 903 Joyce Lane	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, Roger C. Edwards and wife, Georgia C. Edwards, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick J. Opelt and wife, Margaret Elaine Opelt, 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. 75 on the Map of Section Two, Gra-Mar Acres, as of record in Book 2133, Page 74, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northerly margin of Joyce Lane at the corner of Lots No. 75 and 76; thence with the line between said lots northerly 134.5 feet to a corner of Lot No. 77; thence with the line between Lots 75 and 77, northeasterly 147.5 feet to a corner of Lot 83; thence with the line between Lots 75 and 83, southeasterly 42 feet to a corner of Lot No. 74; thence with the line between Lots Nos. 74 and 75, southerly 219.6 feet to the north margin of Joyce Lane; thence with the margin of the same westerly 91 feet to the point of beginning.

Being the same property conveyed to Roger C. Edwards and wife, Georgia C. Edwards by deed from Roger C. Sutton and wife, Nancy S. Sutton of record in Book 6289, page 440, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 903 Joyce Lane, Nashville, TN 37216

(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 our hands this 28th day of June, 2002.

Roger C. Edwards

Georgia C. Edwards

Georgia C. Edwards

Davidson County DEEDWARR
Recvd: 07/05/02 14:33 2pgs
Fees:13.00 Taxes:329.30

20020705-0081266

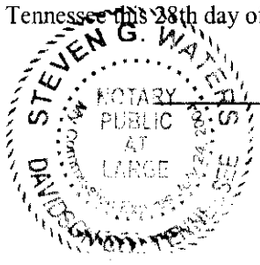
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger C. Edwards and wife, Georgia C. Edwards, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 28th day of June, 2002.

Commission expires:



Notary Public