Davidson County DEEDWARR
Recvd: 09/20/02 13:40 2pgs
Fees:13.00 Taxes:129.50

20020920-0114936

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by RALPH A. EDWARDS and wife, VELMA E. EDWARDS, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, HAL WILSON, have bargained and sold, and by these presents do transfer and convey unto the said RALPH A. EDWARDS and wife, VELMA E. EDWARDS, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 3 of the William White Heirs' property, of record in Book 332, Page 78, Register's Office for Davidson County, Tennessee, described partly according to a survey made by Z.J. Wilkinson, Surveyor, February 6, 1959.
>
> Beginning at an iron pin on the northerly margin of Edith Stree, at the southwest corner of the property conveyed to Alma M. Thompson, and wife, by deed from Gilbert C. Wright, and wife, of record in Book 2879, Page 299, said Register's Office; thence with said Thompson's westerly line, northerly 150 feet to an iron pin; thence westerly 50 feet; thence southerly 150 feet to the northerly margin of Edith Street; thence with the same, easterly 50 feet to the beginning.
>
> Being the same property conveyed to HAL WILSON by deed from Brenda Wright, Administratrix of the Estate of Carl Sharp, of record in Instrument No 20020920-0114935, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said RALPH A. EDWARDS and wife, VELMA E. EDWARDS, their heirs and assigns, forever. And I do covenant with the said RALPH A. EDWARDS and wife, VELMA E. EDWARDS, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said RALPH A. EDWARDS and wife, VELMA E. EDWARDS, their heirs and assigns, against the lawful claims of all persons whomsoever.

Martha Wilson joins in this conveyance to convey any marital interest she may have in this property.

WITNESS OUR HANDS this the 17th day of September, 2002.

HAL WILSON

MARTHA WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **HAL WILSON,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 17th day of September, 2002.

Melody E Coxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $35,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ralph A. Edwards
AFFIANT

Sworn to and subscribed to before me this 17th day of September, 2002.

Melody E Coxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

MAP 71-11
PARCEL 80.00

ADDRESS OF NEW OWNERS:
RALPH A. EDWARDS and wife,
VELMA E. EDWARDS
1221 Alfred Drive
Nashville, TN 37205

SEND TAX BILLS TO:

SAME