BOX 58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Ralph A. Edwards et ux 1221 Alfred Drive Nashville, Tennessee 37205	Same as New Owner	Map 91-06 Parcel 294
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 12/11/02 15:13 3pgs
Fees:18.00 Taxes:170.20
20021211-0153081

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY SIX THOUSAND and NO/100 ($46,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **HELEN BRAGG and CHARLES L. WALLING, surviving heirs of JAMES LEONARD WALLING, deceased, and JANICE MARIE FORD and ROGER SMITH, acting as guardian for MARY JANE WALLING, surviving heirs of HARVEY SAMUEL WALLING, deceased,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **RALPH A. EDWARDS and wife, VELMA E. EDWARDS,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being the westerly part of Lot No. 1608 of Block No. 203 on the Map showing Extension of Plan No. 1, West Nashville, as of record in Book 57, page 173, Register's Office for said County, described as follows:
>
> Beginning at the southeast corner of Tennessee Avenue and Morrow Road; thence with the southerly margin of Tennessee Avenue, eastwardly 128 feet to the northwest corner of the property conveyed to H.P. Oliphant and wife by deed from C.G. Davids and wife, of record in Book 1172, page 59, said Register's Office; thence with said Oliphant's westerly line, southwardly 100 feet more or less, to the northeasterly margin of Morrow Road; thence with said Road, northwestwardly 171 feet, more or less, to the beginning.
>
> Being the same property conveyed to James Leonard Walling and Harvey Samuel Walling, by deed from Arthur Taylor Hunt and Marie Walling Hunt, of record in Book 3068, page 89, Register's Office for Davidson County, Tennessee. Harvey Samuel Walling died intestate leaving as his sole heirs a daughter, Janice Marie Ford and a minor daughter Mary Jane Walling as evidenced by Affidavit of Heirship of record in Instrument No. 20021119-0143016, Register's Office for Davidson County, Tennessee. Roger Smith was appointed as guardian for the minor, Mary Jane Walling, by Order of the Probate Judge dated September 15, 1998. James Leonard Walling died and his interest in said property was devised to his children, Charles Walling, Harvey S. Walling (one and the same as the aforementioned deceased Harvey Samuel Walling), and Helen Bragg, as evidenced by that Last Will and Testament of James L. Walling (one and the same as James Leonard Walling).

This conveyance is made subject to all matters as shown on subdivision plan of record in Book 57, page 173, Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 5707 Tennessee Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, and which taxes will be paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 9th day of December, 2002.

Helen Bragg
HELEN BRAGG

Janice Marie Ford
JANICE MARIE FORD

Charles L. Walling
CHARLES L. WALLING

Roger Smith guardian for Mary Walling
ROGER SMITH, guardian for Mary Jane Walling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Helen Bragg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 9th day of December, 2002.

Anita K Streit
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 10-28-2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Charles L. Walling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 9th day of December, 2002.

Jane Grazer
Notary Public

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/30/06

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Janice Marie Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 9th day of December, 2002.

Jane Grazer
Notary Public

My Commission Expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Roger Smith, guardian for Mary Jane Walling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 9th day of December, 2002.

Jane Grazer
Notary Public

My Commission Expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $46,000.00.

Ralph A. Edwards
AFFIANT

Subscribed and sworn to before me, this 9th day of December, 2002.

Jane Grazer
NOTARY PUBLIC

My Commission Expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.