Davidson County DEEDWARR
Recvd: 07/18/03 08:54 2pgs
Fees:13.00 Taxes:37.00
20030718-0100952

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***10,000.00.

Affiant

Subscribed and sworn to before me this 17th day of July, 2003.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

My Commission Expires: 10-12-05

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
RALPH EDWARDS 1402 Jewel Street Nashville, Tennessee 37207	RALPH EDWARDS 1221 Alfred Drive Nashville, Tennessee 37205	MAP 71-16 PARCEL 127

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN THOUSAND AND 00/100 DOLLARS ($***10,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, JOHN M. ADAMS, JR., VERNON S. ADAMS and ELIZABETH STEWART (aka Elizabeth Adams Stewart), sole heirs at law of Blanche Myers Adams, deceased, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto RALPH EDWARDS and wife, VELMA 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 parts of Lots Nos. 26, 27 and 28 on the Map of T.I. Ward's Subdivision of Lots in William & Hayes Company's Belleview Plan as of record in Book 974, page 48, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the westerly margin of Jewel Street 70.4 feet northerly from the northwest corner of said street and Crockett Street; thence westerly 165.4 feet to a point in the line between Lots 25 and 26, 76.56 feet northerly from the margin of Crockett Street; thence with the line between said lots, northerly 62.00 feet; thence easterly 177.9 feet to the westerly margin of Jewel Street; thence southerly 60.0 feet to the beginning.

BEING the same property conveyed to John M. Adams and wife, Blanche Myers Adams, by deed from Chester Chambers, Jr. and wife, Edna S. Chambers, of record in Book 4042, page 633, Register's Office for Davidson County, Tennessee; the said John M. Adams and Blanche Myers Adams having both since died, with John M. Adams predeceasing Blanche Myers Adams; the said Blanche Myers Adams having since died intestate on July 21, 1998, survived by her children as her sole heirs at law, to wit: John M. Adams, Jr., Vernon S. Adams and Elizabeth Stewart (aka Elizabeth Adams Stewart).

This is improved property known as 1402 Jewel Street, Nashville, Tennessee 37207.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of T.I. Ward's Subdivision of Lots in William & Hayes Company's Belleview Plan of record in Book 974, page 48, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of July, 2003.

JOHN M. ADAMS, JR.

VERNON S. ADAMS

By: John M. Adams, Jr.
Attorney in Fact

ELIZABETH STEWART
(aka Elizabeth Adams Stewart)

By: John M. Adams, Jr.
Attorney in Fact

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 John M. Adams, Jr., the bargainor, 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 official seal this 17th day of July, 2003.

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Adams, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Vernon S. Adams and Elizabeth Stewart (aka Elizabeth Adams Stewart), and acknowledged that he executed the same as the free act and deed of the said Vernon S. Adams and Elizabeth Stewart (aka Elizabeth Adams Stewart).

WITNESS my hand and seal this 17th day of July, 2003.

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee