Davidson County DEEDWARR
Recvd: 12/16/03 15:42 2pgs
Fees:13.00 Taxes:591.63

20031216-0179778

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $159,900.00. Affiant Subscribed and sworn to before me, this 12th day of December, 2003. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Bradley Williams and Angela Williams
4810 Idaho Avenue
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
130-03-0-143.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH B. EDWARDS AND WIFE, EDITH C. EDWARDS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BRADLEY WILLIAMS AND WIFE, ANGELA WILLIAMS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 57 feet of Lot No. 711 of Block No. 33 on the plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said part of Lot No. 711 fronts 57 feet on the northerly side of Idaho Avenue, formerly 5th Avenue, and runs back between parallel lines, with the easterly margin of 49th Avenue North, formerly 8th Street, 150 feet to an alley.

Being the same property conveyed to Kenneth B. Edwards and wife, Edith C. Edwards, by deed from James E. Davis and wife, DeAubrey P. Davis, dated May 23, 1974, of record in Book 4818, page 624, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

2. Easement in favor of the City of Nashville of record in Book 1677, page 319, said Register's Office.

This is improved property known as 4810 Idaho Avenue, Nashville, TN 37209.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 12th day of December, 2003.

Kenneth B. Edwards

Kenneth B. ~~Williams~~ EDWARDS

Edith C. Edwards

Edith C. ~~Williams~~ EDWARDS ECE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH B. ~~WILLIAMS~~** EDWARDS KBE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of December, 2003.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDITH C. ~~WILLIAMS~~** EDWARDS ECE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of December, 2003.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007