Davidson County DEEDWARR
Recvd: 03/16/07 12:42 2 pgs
Fees:13.00 Taxes:111.00
20070316-0032429

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Ralph A Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2007.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Ralph A. Edwards	Ralph A. Edwards	091-10-0
1221 Alfred Drive	1221 Alfred Drive	GROUP
Nashville, Tennessee 37205	Nashville, Tennessee 37205	PARCEL 165.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty Thousand Dollars and Zero Cents ($30,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sadie Marie Campbell, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ralph A. Edwards and wife, Velma E. 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 part of Lot No. 41 on the Map of B. F. Cockrill's Farm of record in Book 161, pages 134 and 135, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING in the center of Leslie Street at the northwest corner of the property conveyed to Willie C. Fortner and wife by deed from Joe Lee Tubbs and wife of record in Book 1417, page 146, said Register's Office; thence with Fortner's westerly line, southwardly 165.0 feet to the northerly margin of an alley; thence with said alley, westwardly 50.0 feet; thence northwardly and parallel to Fortner's westerly line 165.0 feet to the center of Leslie Street; thence with said street, eastwardly 50.0 feet to the beginning.

BEING the same property conveyed to Cecil J. Campbell and wife, Sadie Marie Campbell, by deed dated September 18, 1948, from Joe Lee Tubbs and wife, Mattie Lou Tubbs, of record in Book 1639, page 367, Register's Office for Davidson County, Tennessee; the said Cecil J. Campbell having since died on January 19, 2001.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record and the property taxes for the current year which have been assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 5703 Leslie Avenue, Nashville, Tennessee 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 I do covenant with the said Grantees

that I am 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 I do further covenant and bind myself, my 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 my hand this 14th day of March, 2007.

Sadie Marie Campbell

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Sadie Marie Campbell, the bargainor, 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 official seal at Nashville, Tennessee, this 14th day of March, 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY