WARRANTY DEED

BOOK 5235 PAGE 730

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin H. Edwards, II et ux (NAME)	The Prudential Insurance Company (NAME)	Map 134-13-169
4806 Sunlight Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9049 (STREET ADDRESS)	5DU-11371
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Van Nuys, CA 91450 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) Dollars,

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to The Prudential Insurance Company of America which note is secured by a deed of trust of record in Book 3484, page 143, Register's Office for Davidson County, Tennessee.

WARREN G. BAKER and wife NANCY C BAKER, Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said BENJAMIN HARRISON EDWARDS, II and wife, GALE J. EDWARDS, Grantees their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 232 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, pages 34, 35 and 36, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Sunlight Drive at the corner of lots Nos. 231 and 232; thence with the line between said two lots southerly 115.5 feet to the corner of lots Nos. 232 and 233; thence with the line between said two lots northeastwardly 135.8 feet to the southwesterly margin of Towry Drive; thence with the same northwesterly 47.7 feet to the beginning of a curve; thence around said curve having a radius of 20 feet westerly 28.4 feet to the southerly margin of Sunlight Drive; thence with the same southwesterly 59.3 feet to the Beginning.

BEING all the same property conveyed to Warren G. Baker and wife, Nancy C. Baker by deed from Joe Zeitlin, Trustee, of record in Book 3459, page 47, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $40,036.30

Subscribed and sworn to before me, this the 19th day of December, 19 77

Affiant: B.H. Edwards II

My commission expires: 5-10-81 (Affix Seal)

Notary Public: [illegible]

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 4806 Sunlight Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said BENJAMIN HARRISON EDWARDS, II and wife, GALE J. EDWARDS, their (successors), heirs and assigns forever. we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said BENJAMIN HARRISON EDWARDS, II and wife, GALE J. EDWARDS, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 19th day of December, 19 77, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Warren G. Baker
WARREN G. BAKER

X Nancy C. Baker
NANCY C. BAKER

BOOK 5235 PAGE 731

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* WARREN G. BAKER and wife, Nancy C. Baker .....

.....

.....

the within named bargainor...S, with whom I am personally acquainted, and who acknowledged that they .....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, *Tennessee this* 19th *day of* December ....., *19* 77 .....

Commission expires 5-10-71 .....

Notary Public

STATE OF TENNESSEE }
COUNTY OF }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be*..... ....., ...*of the*....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

THIS INSTRUMENT WAS PREPARED BY: Joe Saperstein, Attorney
Suite 303, 4515 Harding Road
Nashville, Tennessee 37205

E 42830.

IDENTIF. REFERENCE

DEC 21 2 36 PM '77

FELIX T. ... REGISTER
DAVIDSON COUNTY, TENN.

DEC21F	CONV	40,036.30			
DEC21F	S'TAX		B*	104.00	
DEC21F	PR'FEE		B*	.50	
DEC21F	W'DEED		B*	4.00	* 108.50

WARRANTY DEED

FROM

WARREN G. BAKER and wife,

NANCY C. BAKER

TO

BENJAMIN HARRISON EDWARDS,

II and wife, GALE J. EDWARDS

TITLE INSURED BY POLICY NUMBER:

43-013-23881F

The Associates, Inc. Livery of Service

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE Company of New York