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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

25,500.00 William V Cummins Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 1985.

Notary Public

MY COMMISSION EXPIRES: 7-18-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William V. Cummins, Jr. (NAME)	Realty Mortgage Inc. (NAME)	12DZ-95109
2132 Richmond Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Parkway, Suite #250 (STREET ADDRESS)	50-13
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	10

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard L. Edgin et ux Barbara T. Edgin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William V. Cummins, Jr. et ux Jennifer Cummins

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. 11 on the Plan of Golden Valley Estates, Section 1, of record in Plat Book 4175, Page 142, Register's Office, Davidson County, Tennessee.

SAID part of Lot No. 11 fronts 56.25 feet on the northerly margin of Richmond Hill Drive and runs back 126 feet, more or less, on the westerly margin and 116 feet, more or less, on the easterly margin to a dead line in the rear, whereon it measures 57 feet, more or less.

BEING part of the same property conveyed to Richard L. Edgin and wife, Barbara T. Edgin, by deed from Impala Homes, Inc., of record in Book 4563, Page 407, said Register's Office.

This conveyance is subject to restrictions, of record in Book 4447, Page 108, and Book 4447, Page 594, said Register's Office.

This conveyance is subject to two utility and drainage easements and building lines, of record in Plat Book 4175, Page 142, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (XX) property, known as 2132 Richmond Hill Drive (House Number) (Street) Nashville, TN 37207 (P O Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our 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 our hands this 20TH day of DECEMBER, 19 85

Richard L. Edgin

Barbara T. Edgin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Edgin et ux Barbara T. Edgin

the bargainor, 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 20TH day of DECEMBER 1978

Commission expires 7-18 82

Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

F. 0 6 7 7 9

WARRANTY DEED

FROM
Richard L. Edgin

William T. Cummins, Jr.

IDENTIF. REFERENCE

DEC 27 12 18 PM '78

FELIX A. ELLIS JR. REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.

DEC 78 CONV 25,500.00
DEC 78 S'TAX B* 66.30
DEC 78 PR'FEE B* .50
DEC 78 W'DEED B* 4.00 * 70.80