This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5524 PAGE 635

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas M. Edwards, III and wife, Karen S. Edwards	First Tennessee Bank N. A. Memphis	162-13-49
(NAME) 368 Cedarmont Drive	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Thomas M. Edwards, III and wife, Karen S. Edwards and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Zachry F. Martin and wife, Cynthia M. Martin

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas M. Edwards, III and wife, Karen S. Edwards

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Revised Section One, Cedarwood Estates of record in Plat Book 4675, page 62, Register's Office for said County.
Said Lot No. 47 fronts 88.05 feet on the southeasterly margin of Cedarmont Drive and extends back 234.06 feet on the northeasterly line and 126.16 feet on the southwesterly line to a dead line in the rear, measuring 132.19 feet thereon.

Being the same property conveyed to Zachry F. Martin and wife, Cynthia M. Martin by deed from Rodney Simmons, and wife, Linda R. Simmons of record in Book 4937, page 960, said Register's Office.

This conveyance is subject to a 10-foot easement for public utility and drainage, 20-foot easement for drainage and public utility easement, 30-foot minimum building setback line from Cedarmont Drive, and conditions of Owner's Certificate of record in Book 4675, page 62, said Register's Office; and restrictive covenants of record in Book 4753, page 683, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 66,000.00

Subscribed and sworn to before me, this the 31st day of October 19 79

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

unimproved ( )
This is improved (xx) property, known as 368 Cedarmont Drive, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 31st *day of* October, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Zachry F. Martin

Cynthia M. Martin

BOOK 5524 PAGE 636

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Mary, *a Notary Public in and for said County and State,* Zachry F. Martin and wife, Cynthia M. Martin

*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 31st *day of* October, *19*79

Mary E. Mary
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC STATE AT LARGE TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .....

F.6.1407

3868 1178 178.10- CHECK

IDENTIF. REFERENCE

Nov 5 8 59 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Zachry F. Martin and wife,
Cynthia M. Martin

TO

Thomas M. Edwards, III and
wife, Karen S. Edwards

C-23745

PLEASE RETURN TO
CHICAGO TITLE INSURANCE COMPANY
[illegible]
NASHVILLE, TENNESSEE 37203

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5524 PAGE 637

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			66000.00- CO	
			171.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 173.10-	
3262A11/05/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.61407

IDENTIF. REFERENCE

Nov 5 8 59 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 723219