This instrument prepared by:
Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5573 PAGE 389

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Kevin Edwards and wife, Barbara T. Edwards	The Galbreath Mortgage Company	119-11-16
(NAME)	(NAME)	
2614 Mashburn Road	101 East Town Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Columbus, OH 43215	
(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 J. Kevin Edwards and wife, Barbara T. Edwards and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said J. Kevin Edwards and wife, Barbara T. Edwards have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $21,500.00, secured by deed of trust of record in Book 5027, page 931, Register's Office for Davidson County, Tennessee,

We, Russell McDonald and wife, Joyce McDonald

have this day bargained and sold, and do hereby transfer and convey unto the said J. Kevin Edwards and wife, Barbara T. 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. 20 on the Plan of Laurel Acres, as of record in Book 2133, page 48, Register's Office for said County.

Said Lot No. 20 fronts 89.2 feet on the easterly side of Mashburn Road, as measured around a curve, and extends back 148.5 feet on the north line and 161.6 feet on the south line to a dead line in the rear on which it measures 121 feet.

Being the same property conveyed to Russell McDonald and wife, Joyce McDonald by deed from Christopher A. Wayman, of record in Book 5027, page 929, said Register's Office.

This conveyance is subject to the plan of record in Book 2133, page 48, said Register's Office, which shows a 40-foot setback line from Mashburn Road, a 10-foot easement for public utilities and a 2.5 X 30-foot anchor easement; and restrictive covenants of record in Book 2150, page 53, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 39,900.00

Subscribed and sworn to before me, this the 29th day of February 1980

Affiant x J. Kevin Edwards

My commission expires: 7/22/81 (Affix Seal)

Notary Public x Mary P. Whitfield

unimproved ( )
This is improved (x) property, known as 2614 Mashburn Road, 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, except for 1980 taxes which are prorated and assumed by the purchasers.

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 29th *day of* February, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Russell McDonald
Russell McDonald

x Joyce McDonald
Joyce McDonald

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary P. Whitworth, *a Notary Public in and for said County and State,* Russell McDonald and wife, Joyce McDonald

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 29th *day of* February, *19* 80

Mary P. Whitworth — *Notary Public*

Commission expires 7/22/81

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 .....

6057 03/07 110.34- CHECK

WARRANTY DEED

FROM
Russell McDonald and wife,
Joyce McDonald

TO
J. Kevin Edwards and wife,
Barbara T. Edwards

F. 7 9 1 1 6

IDENTIF. REFERENCE

MAR 4 9 54 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

6-23786

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

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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
			39500.00- CO	
			103.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 110.24-	
			6007A03/04/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-79116

IDENTIFICATION

MAR 4 9 54 AM '80

REGISTER

No. 745204