ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert H. Edwards et ux (NAME)	Guaranty Mortgage Company (NAME)	116-8-C
15 Valley Forge (STREET ADDRESS OR ROUTE NUMBER)	783 Old Hickory Boulevard (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS

paid in cash, and other good and valuable consideration received from the GRANTEES herein, including the agreement of said GRANTEES to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Robert F. Baxter and wife, Bethany M. Baxter to Thomas M. French, Jr., Trustee, of record in Book 5070, page 245, Register's Office for Davidson County, Tennessee;

ROBERT F. BAXTER and wife, BETHANY M. BAXTER

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT H. EDWARDS and wife, BETSY B. EDWARDS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING a certain building site identified as No. 15 as shown on the Revised Plan of Sugartree, Phase #2, as of record in Book 4860, pages 79 and 80, as amended by instrument of record in Book 5015, page 550, Register's Office for said County.

BEING the same property conveyed to Robert F. Baxter and wife, Bethany M. Baxter by deed from Fox Builders, Inc., a Tennessee Corporation, of record in Book 5070, page 241, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to restrictions, easements, and setback lines applicable thereto, and to the lien of taxes for the year 1980.

unimproved ( )
This is improved (X) property, known as 15 Valley Forge, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 30 day of July, 1980

X Robert F. Baxter
ROBERT F. BAXTER

X Bethany M. Baxter
BETHANY M. BAXTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert F. Baxter and wife, Bethany M. Baxter

the 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 July, 1980.

My commission expires 1/15/83 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 227,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

I Robert H. Edwards

Sworn to and subscribed before me
this 1st day of August, 1980.

My commission expires _____ Notary Public

This instrument was prepared by:

Guaranty Escrow Services, 705 American Trust Bldg., Nashville, Tennessee
Name Address

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM

Robert F. Baxter and wife,

Bethany M. Baxter

TO

Robert H. Edwards and wife,

Betsy B. Edwards

G 0 0 3 8 8

T

IDENTIF. REFERENCE

AUG 1 1 30 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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
			227500.00-	CO
			591.50	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 598.00-
			3139A08/01/80	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G0.0.3.8.8

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IDENTIF. REFERENCE

AUG 1 1 30 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 771308