FORM NO. WD-1

BOOK 5856 PAGE 795

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,016.34

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH 19 82.

Notary Public

MY COMMISSION EXPIRES: 1-13-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GATLIN W. EDWARDS, et ux (NAME)	INDEPENDENT REAL ESTATE MANAGEMENT CORP. (NAME)	171-7
5733 Cloverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Dept. One Independent Drive (STREET ADDRESS)	50
Brentwood, Tenn. 37027 (CITY) (STATE) (P. O. ZIP)	Jacksonville, Florida 32276 (CITY) (STATE) (ZIP)	6DU 75924

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, JOHN F. COLLINS and wife, GENEVA J. COLLINS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GATLIN W. EDWARDS and wife, WILLA MAE EDWARDS,

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:

LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section 4, Cloverland Acres, of record in Book 4660, page 45, Register's Office for said County.

SAID Lot No. 32 fronts 118.22 feet on the northerly margin of Cloverwood Drive and extends back 335.08 feet on the easterly line and 325.03 feet on the westerly line to a dead line in the rear, measuring 154.17 feet thereon.

BEING the same property conveyed to John F. Collins and wife, Geneva J. Collins by deed from William Van Note and wife, Jean M. Van Note, of record in Book 5653, page 465, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Independent Real Estate Management Corporation, of record in Book 5451, page 270, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (XX) unimproved ( ) property, known as 5733 Cloverwood Drive, Brentwood, Tennessee 37027
(House Number) (Street) (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 hand s this 1st day of March, 19 82

JOHN F. COLLINS

GENEVA J. COLLINS

Kay Wallace, attorney-in-fact

Kay Wallace, attorney-in-fact

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 Tim Villager, who is known to me, and who executed the foregoing, in behalf of John T. Collins and wife Geneva J. Collins, acknowledged that he executed the same as his free act and the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nolan, Tennessee, this 1 day of March 1982.

Commission expires 4-17-83

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM

TO

G 8 1 5 6 6

IDENTIF. REFERENCE

MAR 2 8 59 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

4905 03/28 378.30- 0 [illegible]

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			143016.34- CO	
			371.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 373.30-	
			490503/02/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G81566

IDENTIF. REFERENCE

MAR 2 8 59 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 869340