THIS INSTRUMENT PREPARED BY:

D. Ronald Ingram
Attorney at Law
515 Two Mile Parkway
Goodlettsville, Tenn. 37072

NEW OWNER:

FinanceAmerica Corporation
756 Two Mile Parkway
Goodlettsville, Tenn. 37072

SEND TAX BILLS TO:

Same

MAP PARCEL NOS.

71-8-235

BOOK 5889 PAGE 963

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain Promissory Note in the original amount of $27,500.00, dated the 15th day of August, 1978, and secured by a Deed of Trust dated the 15th day of August, 1978, and recorded on the 18th day of August, 1978, in Book 5326, page 876, Register's Office for Davidson County, Tennessee, which debt the below named Grantee assumes and agrees to pay as part payment of the purchase price, Henry M. Edison and wife, Peggy A. Edison, hereinafter called the GRANTORS, have this day bargained and sold and by these presents do transfer and convey unto FinanceAmerica Corporation, hereinafter called the GRANTEE, its heirs, successors, and assigns forever, the following described real estate in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Map of Joywood Heights, Section 1, as of record in Book 1130, page 91, Register's Office for said County.

Said Lot No. 58 fronts 80 feet on the southerly side of Wesley Avenue and runs back 182.5 feet on the easterly line and 149.3 feet on the westerly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Henry M. Edison and wife, Peggy A. Edison by deed from Joe H. Thompson and wife, Annie Margarette Thompson, of record in Book 5326, page 874, Register's Office for Davidson County, Tennessee.

This is improved property, known as 502 Wesley Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with all appurtenances, estate, title and interest thereto belonging to the GRANTEE, its heirs, successors, and assigns forever.

AND THE GRANTORS covenant with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land in unencumbered, except

as above indicated.

THE GRANTORS further covenant and bind themselves, their heirs, successors and representative to warrant and defend the title to the said land to the GRANTEE, its heirs, successors and assigns against the lawful claims of all persons whomsoever. BOOK 5889 PAGE 964

IN WITNESS WHEREOF, we, the said GRANTORS have hereunto set our hands this the 21 day of May, 1982.

Henry M. Edison
HENRY M. EDISON

Peggy A. Edison
PEGGY A. EDISON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara R. Bednarz, a Notary Public in and for said County and State, the within named bargainor, Henry M. Edison, 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, this 21 day of May, 1982.

Barbara R. Bednarz
NOTARY PUBLIC

My commission expires: 4-21-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, D. Ronald Ingram, a Notary Public in and for said County and State, the within named bargainor, Peggy A. Edison, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of May, 1982.

D. Ronald Ingram
NOTARY PUBLIC

My commission expires: Jan 22, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00.

AFFIANT

Subscribed and sworn to before me, this the 24th day of May, 1982.

NOTARY PUBLIC

My commission expires: 1-22-84

692793
IDENTIF. REFERENCE
MAY 25 8 56 AM '82
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
RUSH

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

RECEIVED OF _____

FOR _____

BOOK 5889 PAGE 965

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
			35881.46- CO	
			93.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	99.84-
9044A	05/25/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 2 7 9 3

IDENTIF. REFERENCE

MAY 25 8 57 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 882925