This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

BOOK 6492 PAGE 888

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
Robert H. & Betsy B. Edwards 1837 Laurel Ridge Nashville, Tennessee 37215	Same	Map 145-6, Parcel 13

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, PHILIP BREDESEN and wife, ANDREA CONTE, the Grantors herein, have bargained and by these presents to transfer and convey unto ROBERT H. EDWARDS and wife, BETSY B. EDWARDS, the Grantees herein, their heirs and assigns, with full power to sell, transfer, convey, mortgage, or encumber in any manner whatsoever all without joinder of any other party, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 28 on the plan of Laurel Ridge, Section 3, of record in Book 3600, page 9, Register's Office for said County.

SAID Lot No. 28 fronts 188.2 feet on the southeasterly side of Laurel Ridge Drive and extends back 455.4 feet on the northeasterly line and 666.4 feet on the southwesterly line, to a dead line measuring 204.5 feet thereon.

BEING the same property conveyed to Philip Bredesen and wife, Andrea Conte by deed from Norbert Auvin Putnam, unmarried of record in Bood 5463, page 837, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record, including:

Restrictive Covenants contained in an instrument of record in Book 1639, page 329, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 3600, page 9 said Register's Office, shows an Owner's Certificate, a 10-foot public utilities and drainage easement along the rear line of said lot, and a 2.5 x 25-foot utility anchor easement in the northwest corner of said lot, and a note that minimum building setback lines are to be set the City of Forest Hills upon request.

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 possess of said land in fee simple, have good right to convey it, and the same is unencumbered. Taxes for 1985 are to be prorated as of the date of this deed. We do

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IDENTIF. REFERENCE

FEB 15 9 05 AM '85

DAVIDSON COUNTY, TN

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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, whomsover.

WITNESS my hand this 14th day of February, 1985.

Philip Bredesen

Andrea Conte

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon A. Cobb a Notary Public of said county, Philip Bredesen and wife, Andrea Conte, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed with within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 1985.

Sharon A. Cobb
Notary Public

My Commission Expires:
July 17, 1988

* * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $275,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed this 14th day of February, 1985.

Sharon A. Cobb
Notary Public

My Commission Expires:
July 17, 1988

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

RECEIVED OF _____

FOR _____

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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

275000.00- CAMT.
715.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 721.50-
1350A02/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

FEB 15 9 05 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108731