File Box 43

FORM NO. WD-1

BOOK 6603 PAGE 775

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,992.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 1985.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC., One Union Street, Nashville, TN 37219-0428
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Edwards (NAME)	Valley Fidelity Bank and Trust Co. (NAME)	6DA-13166
924 Giant Oak Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1991 (STREET ADDRESS)	106-15-#55
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Knoxville, TN 37901 (CITY) (STATE) (ZIP)	

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, GENE DeMARCUS and wife, CAROLE JEAN DeMARCUS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES K. EDWARDS, unmarried

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:

BEING Lot No. 101 on the Plan of Hill-N-Dale, Section II, as of record in Book 4175, Page 5, Register's Office for Davidson County, Tennessee.

SAID Lot No. 101 fronts 90 feet on the northeasterly side of Giant Oak Drive and runs back between lines 287.25 feet on the northwesterly side and 259.46 feet on the southeasterly side to a broken line in the rear measuring 107.26 feet thereon.

BEING the same property conveyed to the Grantors herein by deed from Mrs. Barbara Parker Mathis, of record in Book 4774, Page 10, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4206, Page 106, and the Plan of record in Book 4175, Page 5, said Register's Office, which shows an Owner's Certificate and certain setback lines and easements.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD, that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 4932, Page 409, said Register's Office, payable according to the terms and conditions therein.

This is ( ) unimproved (X) improved property, known as 934 Giant Oak Drive (House Number) (Street) Nashville, TN 37217 (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 9th day of July, 1985

x Gene DeMarcus
Gene DeMarcus

x Carole Jean DeMarcus
Carole Jean DeMarcus

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 Gene DeMarcus and wife, Carole Jean DeMarcus

the bargainors, with whom I am personally acquainted/or proved to me upon the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of July 1985.

Commission expires 11-1-87

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

J 1:9 9 0 3:

IDENTIF. REFERENCE

JUL 11 9 51 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Gene DeMarcus et ux

Carole Jean DeMarcus

TO

James K. Edwards

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

95922.42- CA'IT.
249.60 CSTAX.
.50 PRFE
6.00 WDEED
CHECK 256.10-
6625A07/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J1:9903.

IDENTIF. REFERENCE

Jul 11 9 51 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152855