This instrument prepared by: DALE M. QUILLEN, Attorney
95 White Bridge Road
Nashville, TN 37205

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

WESTLEY BRYANT MARTIN, JR.

and wife, GRACIE R. MARTIN

TO

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica & Teresa Edwards (NAME)	(NAME)	16-0-079
2416 Albion Street (STREET ADDRESS OR ROUTE NUMBER)	(SAME) (STREET ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

8708.88

IDENTIFICATION REFERENCE

APR 1 3 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1986.

Notary Public

MY COMMISSION EXPIRES: 9/19/86

(AFFIX SEAL)

For and in Consideration of the sum of TEN DOLLARS and no/100---------- ($10.00) ---------- **DOLLARS**

and other good and valuable consideration, the receipt of which is hereby acknowledged,

WESTLEY BRYANT MARTIN, JR. and wife, GRACIE R. MARTIN

have bargained and sold, and by these presents do transfer and convey unto the said

MONICA DERLENE EDWARDS & TERESA DAWN EDWARDS, as tenants in common,

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. 199, on the Plan of Haynes Park Subdivision, Section 3, as of record in Book 4460, page 185, Register's Office for Davidson County, Tennessee.

Said Lot No. 199 fronts 59.37 feet on the westerly side of Kingview Court and runs back between lines 132.32 feet on the northerly side and 182.33 feet on the southerly side, to a broken line at the rear on which it measures 92.83 feet thereon.

Being part of the same property conveyed to Westley Bryant Martin and wife, Gracie R. Martin, by deed from W. L. Bainbridge of record in Book 5072, page 347, said Register's Office.

8743 [illegible] 27.30- CHECK

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WD-2

This is unimproved ( ) improved (X) property, known as 409 Kingview Court, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WESTLEY BRYANT MARTIN, JR., and wife, GRACIE R. their heirs and assigns, forever.

And they do covenant with the said ..... that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for first mortgage to Wachovia Mortgage Co. which grantee agrees to assume in the amount of $25,211.80 as of 3/12/86.

And WESTLEY BRYANT MARTIN, JR., and wife, GRACIE R. do further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to the said land to the said ..... heirs and assigns against the lawful claims of all persons whomsoever.

Witness hands this 28th day of March, 1986

Westley B. Martin
Westley Bryant Martin, Jr.

Gracie R. Martin

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Cheatham }

Personally appeared before me, Dianne F. Gallagher, a Notary Public in and for said County and State, the within named Westley Bryant Martin, Jr. the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 28th day of March, 1986.

Dianne F. Gallagher Notary Public

Commission Expires January 31, 1989

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, CONNIE CALVERT, a Notary Public in and for said County and State, the within named Gracie R. Martin the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 31st day of March, 1986.

Connie E. Calvert
NOTARY PUBLIC

My Commission Expires: March 27, 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
			BOOK CO- 20.00	CAMT, CSTAX
			.50	PRFEE
			6.00	MSCD
			CHECK	27.30-
87438	04/01/86	38		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87 8 8 CO

IDENTIF. REFERENCE

APR 1 3 93 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232930