THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
J. Kevin Edwards and wife, Barbara T. Edwards 2317 Maplecrest Drive Nashville, TN 37214	Commerce Union Bank Mortgage Administration Department Post Office Box 121999 Nashville, TN 37212-1999	Map # 84-11 Parcel # 246

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, RENE G. WEISS, JR. AND WIFE, MARY WEISS, do hereby transfer and convey unto J. KEVIN EDWARDS AND WIFE, BARBARA T. EDWARDS, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in the Third Civil District of Davidson County, Tennessee, being Lot No. 26 on the Map of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for said County.

SAID Lot No. 26 fronts 130.66 feet on the southerly side of Maplecrest Drive and extends back between lines 310.7 feet on the westerly side and 373 feet on the easterly side to a dead line in the rear on which it measures 130.5 feet.

BEING the same property conveyed to Rene G. Weiss, Jr. and wife, Mary Weiss, by deed from J. R. Coarsey, Trustee, of record in Book 2104, Page 206, Register's Office for Davidson County, Tennessee.

This is improved real property known as 2317 Maplecrest Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said J. KEVIN EDWARDS AND WIFE, BARBARA T. EDWARDS, their heirs, successors and assigns forever.

The undersigned covenant with the said J. KEVIN EDWARDS AND WIFE, BARBARA T. EDWARDS, that they are is lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Map of Maplecrest Subdivision, as of record in Book 1835, Page 27 and 28, Register's Office for said County.

3. Restrictive Covenants contained in instrument of record in Book 1874, Page 452, said Register's Office.

4. Easement for Water Mains, of record in Book 1881, Page 575, Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewers and/or Storm Drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4888, Page 700, Register's Office for Davidson County, Tennessee.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said J. KEVIN EDWARDS AND WIFE, BARBARA T. EDWARDS, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 22nd day of July, 1987.

Rene G. Weiss Jr.
RENE G. WEISS, JR.

Mary Weiss
MARY WEISS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna R. Sharp, a Notary Public in and for said State and County, RENE G. WEISS, JR. AND WIFE, MARY WEISS, the within named the within bargainors, with whom I am personally acquainted (or proved to me on 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 22nd day of July, 1987.

Donna R. Sharp
NOTARY PUBLIC

My Commission Expires: 5/8/91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $110,000.00.

J. Kevin Edwards
AFFIANT

Sworn to and subscribed before me this 22nd day of July, 1987.

Donna R. Sharp
NOTARY PUBLIC

My Commission Expires: 5/8/91

48807

IDENTIFICATION REFERENCE

JUL 24 10 03 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7305 PAGE 304

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
			[illegible] CASH	
			308.00 STATE	
			.50 [illegible]	
			6.00 [illegible]	
			[illegible]	[illegible]
			3454A077247G7 REL	.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48807.

IDENTIFICATION REFERENCE

JUL 24 10 03 AM '07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.107529