BOOK 7340 PAGE 744 Tr. 27

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

James Edward Edens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 87

Notary Public

MY COMMISSION EXPIRES 4/19/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (MORTGAGE COMPANY)	MAP PARCEL NUMBERS
James Edward Edens (NAME)	First Tennessee Bank National (NAME)	173-01-0
621 Monte Carlo Drive (ADDRESS)	P. O. Box 1000, Dept. 47 (ADDRESS)	174.00
Nashville, Tn. 37211 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38148 (CITY) (STATE) (ZIP)	05DU 26179

FOR AND 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, Thomas E. Brannon, Jr. and wife, Odessa Brannon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edward Edens and wife, Janet Sue Edens

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. 392 on the Plan of the Addition to Monte Carlo Estates, Section I, as of record in Book 5190, page 237, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas E. Brannon, Jr. and wife, Odessa Brannon by deed from Cary Homes, Inc. of record in Book 5538, Page 637, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5419, page 728 said Register's Office.

This conveyance is subject to any and all existing easements of record.

6 | 1:8:0 IDENTIFICATION REFERENCE SEP 1 10 25 AM '87 DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 621 Monte Carlo Drive, Nashville, Tn. 37211
(House Number) (Street) (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. Whenever 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 27th day of August, 87

Thomas E. Brannon, Jr.

Odessa Brannon By Thomas E. Brannon, Jr. Atty In Fact

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Brannon, 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 Brentwood, Tennessee, this 27th day of August, 1987.

Commission expires 10/1/87

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Brannon, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Odessa Brannon as her Attorney in Fact as the free act and deed of the within named Thomas E. Brannon, Jr.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of August, 1987.

My Commission Expires:

10/1/87

Notary Public

Notary Public

WARRANTY DEED

FROM

Thomas E. Brannon, Jr. and wife, Odessa Brannon

TO

James Edward Edens and wife, Janet Sue Edens

RETURN TO:

MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY-AT-LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

72000.00- CANI.
201.60 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 208.10-
7894A09/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 1 8 0

IDENTIFICATION REFERENCE

SEP 1 10 25 AM '87

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 11679