THIS INSTRUMENT PREPARED BY:

Gary D. Copas
Attorney at Law
216 Third Avenue, North
Nashville, Tennessee 37201

MORTGAGEE:
Bank of Goodlettsville
312 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNERS:
Michael Edwards and
Terrie Fitzgerald
1118 W. Trinity Lane
Nashville, TN 37218

SEND TAX BILLS TO:
SAME AS
OWNERS

MAP NO.: 70-6

PARCEL NO.: 43

APR 18 10 53 AM '88
ALEX Z WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

22140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, **RANDY ALLEN** a/k/a **RAYMOND EUGENE ALLEN,** individually and as Administrator of the Estate of Raymond Wilburn Allen, Deceased, pursuant to the power and authority vested in such Administrator by the Order of the Probate Court of Davidson County, Tennessee, of record in Minute Book 321, Page 806, in the Probate Clerk's Office of said County, and **CATHY DENISE TURNER** (the "Grantors"), have this day bargained and sold, and by these presents do hereby transfer and convey to **MICHAEL EDWARDS** and **TERRIE FITZGERALD** as joint tenants with right of survivorship, and not as tenants in common, and their assigns, the following tract or parcel of land, situated and lying in Davidson County, Tennessee described to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN VERBATIM

5362 04/18 0101 03CHECK 101.26

TO HAVE AND TO HOLD the said tract or parcel of land together with all buildings and improvements thereon or hereafter erected thereon and all rights, appurtenances, estate, title and interest thereto belonging to the said MICHAEL EDWARDS and TERRIE FITZGERALD as joint tenants with right of survivorship, and not as tenants in common, and their assigns, in fee simple forever; it being the express intent of the Grantors and Grantees hereto that the part or share of any tenant dying shall descend and go to the surviving tenant in the same manner as estates held by husband and wife as tenants by the entirety.

Grantors covenant that they are lawfully seized and possessed of said land in fee simple; that they have a good and lawful right to convey it; and that 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 MICHAEL EDWARDS and TERRIE FITZGERALD and their assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands ~~this~~ as of the 4 day of APRIL, 1988.

Randy Allen AKA Raymond Eugene Allen
RANDY ALLEN a/k/a RAYMOND EUGENE ALLEN, individually and as Administrator of the Estate of Raymond Wilburn Allen, Deceased

Cathy Denise Turner
CATHY DENISE TURNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, GARY D. COPAS, a Notary Public in and for said County and State, the within named Randy Allen a/k/a Raymond Eugene Allen, individually and as Administrator of the Estate of Raymond Wilburn Allen, Deceased, 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 NASHVILLE, Tennessee, this 15 day of APRIL, 1988.

Gary D. Copas
NOTARY PUBLIC

My Commission Expires: ~~10-29-90~~ 11-30-88

STATE OF Michigan)
COUNTY OF Macomb)

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

Witness my hand and official seal at Mt. Clemens Mi., this 4th day of April, 1988.

Rosemarie V. Urbanek
NOTARY PUBLIC

My Commission Expires: 10-29-90

BOOK 7519 PAGE 333

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 31,700.00 .

Michael E Edwards
AFFIANT

Gary D Copas
NOTARY PUBLIC

My Commission Expires: 11-30-88

~~NOTE TO REGISTER:~~

~~After recording, please return to:~~ Gary D. Copas, Attorney
216 Third Avenue, North
Nashville, TN 37201

TO BE ATTACHED TO WARRANTY DEED FROM RANDY ALLEN, ET AL TO MICHAEL EDWARDS, ET AL DATED ~~MARCH~~ APRIL 4, 1988.

BOOK 7519 PAGE 334

EXHIBIT A

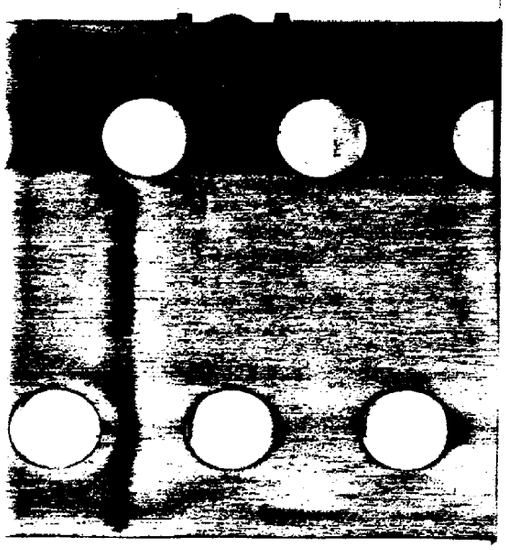
LAND in the 13th Civil District of Davidson County, Tennessee, being the Westerly 105 feet of the Northerly part of lot No. 14 on the map showing J. S. Spurlock's Subdivision, not of record, described according to a survey made by Norris H. Hickerson, Surveyor, May 23, 1953, as follows:

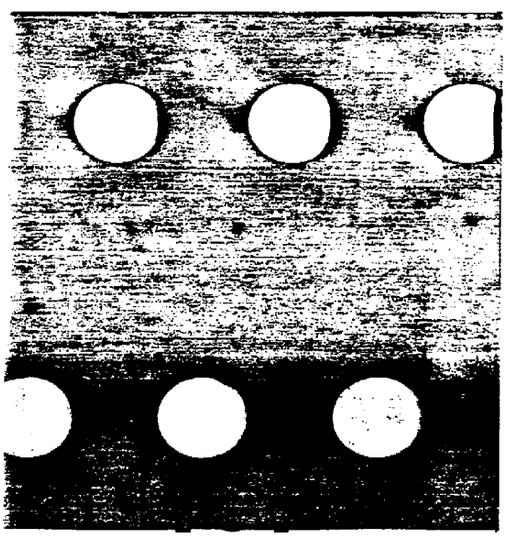
BEGINNING in the center of Trinity Lane, formerly Young's Lane, at the corner of lots Nos. 13 and 14; thence with the line between said two lots, South 19° 45' East 605 feet to a stake at the Northwest corner of the property conveyed to Leon C. Carney and wife by deed from James R. Blessing and wife, of record in Book 2147, page 321, Register's Office for said County; thence with the Northerly line of said C. Carney property, North 69° 15' East 105 feet to a stake; thence North 19° 45' West, 605 feet to the center of Trinity Lane; thence with the center of said Lane, South 69° 15' West, 105 feet to the beginning, including, but excluding therefrom, a strip of land 100 feet in length, with an average width of one foot, over and across the premises for a public road as now located by the Davidson County Highway Commission, as set out in Right-of-Way agreement between James R. Blessing and wife, Ola Mai Blessing, and Davidson County Highway Commission, of record in Book 1634, page 596, said Register's Office.

Being part of the same property conveyed to James R. Blessing and wife, Ola Mai Blessing, by deed from Roy Hamilton and wife, Annie Mae Hamilton, recorded September 26, 1944, in Book 1306, Page 142, in the Register's Office of Davidson County, Tennessee.

The said James R. Blessing predeceased the said Ola Mai Blessing, thereby vesting her with fee simple title as the surviving tenant by the entirety. The said Ola Mai Blessing died testate devising the said real property to her son, Raymond Wilburn Allen under her Last Will and Testament duly admitted to probate in the Probate Court of Davidson County, Tennessee, of record in Minute Book 298, Page 15, in the Probate Clerk's Office of said County. The said Raymond Wilburn Allen died intestate leaving his children as his only heirs-at-law, namely: the said Raymond Eugene Allen and Cathy Denise Turner. This conveyance is pursuant to a petition for sale filed in the Probate Court of Davidson County, Tennessee, in the Estate of Raymond Wilburn Allen, Deceased, and is made by the Administrator of said Estate pursuant to the authority and power granted by said Probate Court, and is joined-into by the said heirs-at-law.

SUBJECT to the right-of-way agreement for public roads to the County of Davidson of record in Book 1634, Page 596, in said Register's Office; furthermore SUBJECT to the warranty deed of flowage easement, together with all conditions and restrictions contained therein, executed to the United States of America for the operation and maintenance of the Cheatham Lock and Dam Project on the Cumberland River, Tennessee, of record in Book 2148, Page 133, in said Register's Office.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7519 PAGE 335

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

CAMT 31700.00
CON TX 88.76
PRFEE 0.50
WDEED 12.00
TOTAL 101.26
CHECK 101.26

04/18/88 01 10:53 0001 5362

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22140

IDENTIFICATION REFERENCE

Apr 18 10 53 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 81495