Prepared by: M. Wesley Hall, III
Attorney at Law
223 Madison Street
Madison, TN 37115

Mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theodora Edmiston (NAME)	Bancplus Mortgage Corporation (NAME)	71-15 284
1214 Joseph Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 47524 (STREET ADDRESS)	20W 12495
Nashville, TN 37207 (CITY) (P. O. ZONE) (STATE)	San Antonio, TX 78265-6010 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

Ten and No/100----------($10.00)---------- *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid balance owing on a note in the original amount of $25,900.00, to Dominion Bancshares Mortgage Corporation, secured by a Deed of Trust of record in Book 6341, page 482, Register's Office for Davidson County, Tennessee,

BOOK 7614 PAGE 544

L-W Investment Properties, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said .....

Theodora Edmiston, as her sole and separate estate free from the claims of any ....present or future husband she may have, ... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the southerly 4.0 feet of Lot No. 45 and the northerly 46.0 feet of Lot No. 46 on the Plan of Sharpe and Horne's 2nd Addition, of record in Book 161, page 53, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 45 and 46 adjoin and front together 50.0 feet on the westerly side of Joseph Avenue and run back between parallel lines 145.0 feet to an alley.

Being the same property conveyed to L-W Investment Properties, Inc., by deed from BLC Investments, Inc., a Tennessee corporation, of record in Book 7521, page 518, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,750.00

Subscribed and sworn to before me, this the 29th day of July 19 88.

Affiant

My commission expires: May 13, 1990 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as ....1214 Joseph Avenue, Nashville, TN 37207.....
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ..

Theodora Edmiston, as her sole and separate estate free from the claims of any ....present or future husband she may have, ... *(successors), heirs and assigns forever.* L-W Investment Properties, Inc. it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as noted in the public records.

It... *further covenant and bind* .....itself/its..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* .....Grantee, her..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand* ..... *this* .....29th..... *day of* .....July..... 19 ....88 *corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

L-W INVESTMENT PROPERTIES, INC.

BY: Leland D. Watts, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... , a Notary Public in and for said County and State, ...
.....
.....
the within named bargainor ....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ..... Tennessee, this ..... day of ..... , 19 ..... .

..... Notary Public

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...the undersigned..... , a Notary Public of the State and County aforesaid, personally appeared .....Leland D. Watts....., with whom I am personally acquainted, and who, upon oath, acknowledged .....him self to be ....president..... of the ....L-W Investment Properties, Inc..... the within named bargainor, a corporation, and that ..... he as such .....President....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....him self as .....President.....

Witness my hand and seal, at office in Madison, Tennessee
this 29th day of July, 19 88

Susan S. Wise ..... Notary Public

Commission expires May 13, 1990

2190 08/01/88 01:03PM CK 104.51

54473

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

Aug 1 12 04 PM '88

IDENTIFICATION REFERENCE

WARRANTY DEED

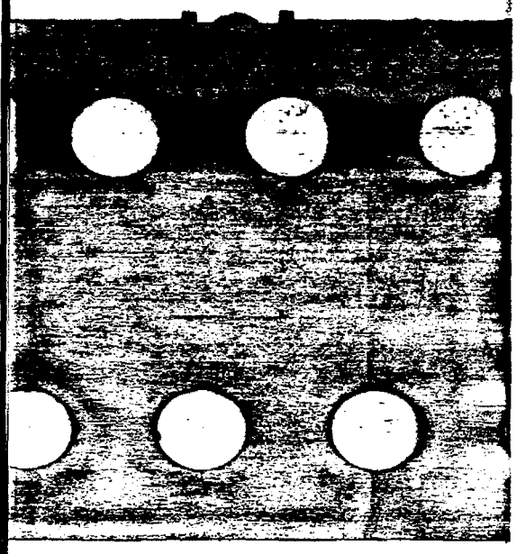
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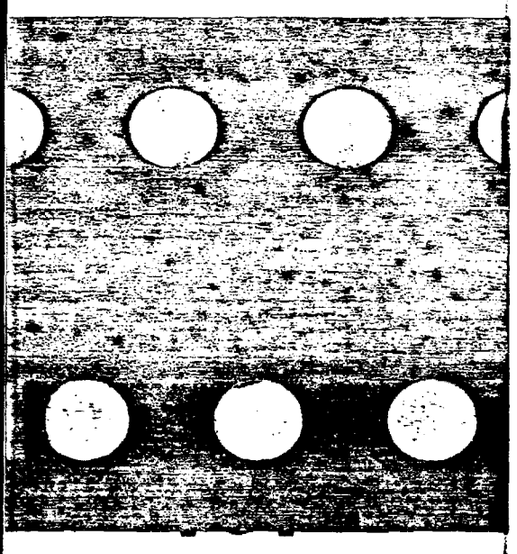
L-W INVESTMENT PROPERTIES, INC.

TO

THEODORA EDMISTON

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7614 PAGE 546

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	29750.00
CON TX	98.01
PRFEE	0.50
WDEED	6.00
TOTAL	104.51
CHECK	104.51

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2190

54473

IDENTIFICATION REFERENCE

AUG 1 12 04 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118796