File Box 8/tl

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Scott A. Tufford 724 Elysian Fields Road Nashville, TN 37204	SouthTrust Mortgage Corporation 101 Office Park Drive Birmingham, Alabama 35223	MAP 132-15 PARCEL 31 OH-00700

WARRANTY DEED

BOOK 7689 PAGE 14

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, B. Thomas Edwards and wife, Louise Edwards hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Scott A. Tufford, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A tract of land in the 6th Civil District of Davidson County, Tennessee, being known as Lot No. 41 on an unrecorded Map of Elysian Fields, Section II, and described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, on March 25, 1948, as follows:

BEGINNING at a point in the northerly margin of Elysian Fields Road, 1624 feet westerly from the L. & N. Railroad property line at an iron pin which is 188.5 feet east of the center line of a culvert, both of said measurements being along the center line of Elysian Fields Road, which is a curve, said point likewise being at the corner of Lot Nos. 41 and 42; thence with the line between said lots, North 44 degrees 45 minutes East 335 feet to an iron pin; thence easterly around a slight curve; 90.2 feet to an iron pin at the corner of Lots Nos. 40 and 41; thence with the line between said lots, southwesterly 335 feet to an iron pin in the margin of Elysian Fields Road; thence with the line of the same, northwesterly around a curve, 175 feet to the point of beginning.

Being the same property conveyed to B. Thomas Edwards and wife, Louise Edwards by deed from Robert E. Groth and wife, Dorothy V. Groth of record in Book 6094 page 829, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Louise Edwards by B. Thomas Edwards as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (~~NK~~) improved property, known as 724 Elysian Fields Road, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of October, 19__.

Louise Edwards by: B. Thomas Edwards, Attorney in Fact

B. Thomas Edwards

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of October, 19 88, before me personally appeared B. Thomas Edwards, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as his free act and deed.

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____ BOOK 7689 PAGE 15

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 125,000.00.

Scott A. Tufford
Affiant

Subscribed and sworn to before me, this the 27th day of October, 1988.

My Commission Expires: 9-26-92

Notary Public

WILKINS JR. NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B. Thomas Edwards, 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 on behalf of Louise Edwards as her Attorney in Fact as the free act and deed of the within named Louise Edwards.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of October, 1988.

Notary Public

My Commission Expires: 9-26-92

WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
B. Thomas Edwards and wife,
Louise Edwards

to:
Scott A. Tufford

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

BOOK 7689 PAGE 16

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Sworn to and subscribed before me this 27th day of October, 19 88.

Notary Public

My Commission Expires: 9-26-92

1839 10/28 0101 03CHECK 422.00

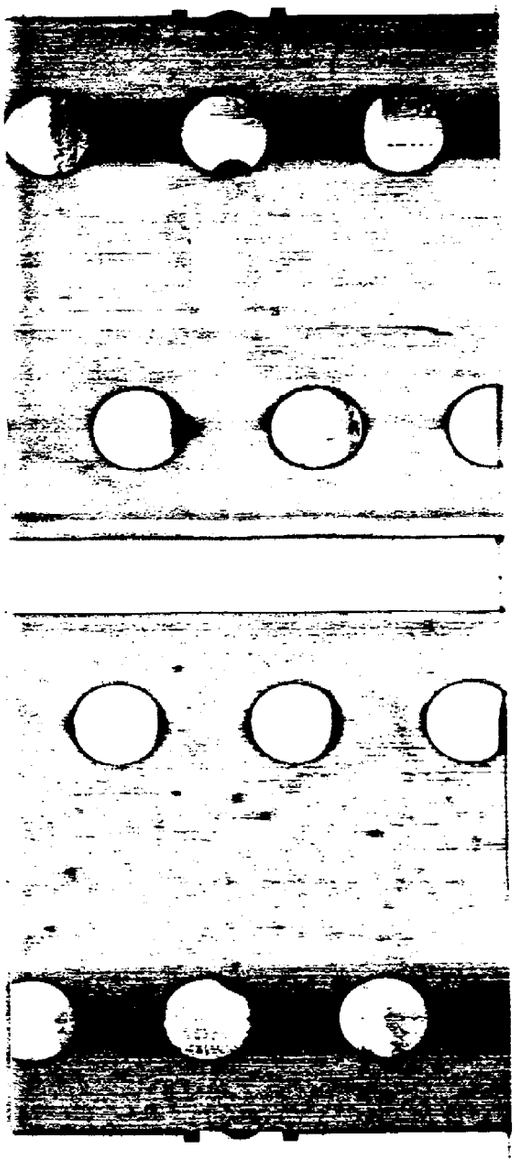
STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

IDENTIFICATION REFERENCE

8.00

Oct 28 10 37 AM '88

FELIX Z. WILSON, REGISTER DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7689 PAGE 17

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	125000.00
CON TX	412.50
PRFEE	0.50
WDEED	9.00
TOTAL	422.00
CHECK	422.00

10/28/88 01 10:39 0001 1839

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80463

IDENTIFICATION REFERENCE

Oct 28 10 37 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148574