File Box 9

BOOK 7701 PAGE 911

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,700.00

James R Edwards
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 19 88

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
James R. Edwards, etux (NAME)	Metropolitan Federal Savings & Loan (NAME)	MAP 104 STATE
8561 Cub Creek Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 995 (STREET ADDRESS)	PARCEL 205
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37202-0995 (CITY) (STATE) (ZIP)	FB# 25W8160

FOR AND IN 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~~, I, Michael E. Jones, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Edwards and wife, Sherry L. Edwards

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:

Land in Davidson County, Tennessee, being Lot No. 83 on the plan of West Grove Subdivision, of record in Book 421 at page 109, Register's Office for said County.

Said Lot No. 83 fronts 50 feet on the easterly margin of 39th Avenue North and extends back between parallel lines 160 feet to an alley in the rear.

Being the same property conveyed to Michael E. Jones by deed from Karl Stanley Davidson and wife, I. Katherine Warren, of record in Book 5635 at page 884, said Register's Office.

This conveyance is made subject to property taxes for 1988 which have been prorated and for which Grantee will be responsible.

As part of the consideration for this conveyance, Grantees assume and agree to pay the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 5278 at page 672, said Register's Office (Metropolitan Federal Savings and Loan Association #21-5540197) according to the terms thereof and Grantor hereby assigns to Grantees the escrow account in connection therewith.

unimproved ( )
This is improved (XX) property, known as 136 39th Avenue North, Nashville, Tennessee 37209
(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. Wherever 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 my hand this 10th day of November, 19 88

Michael E. Jones

Michael E. Jones

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Michael E. Jones

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of November 19 88

Commission expires 7-13-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Michael E. Jones

TO
James R. Edwards and wife,
Sherry L. Edwards

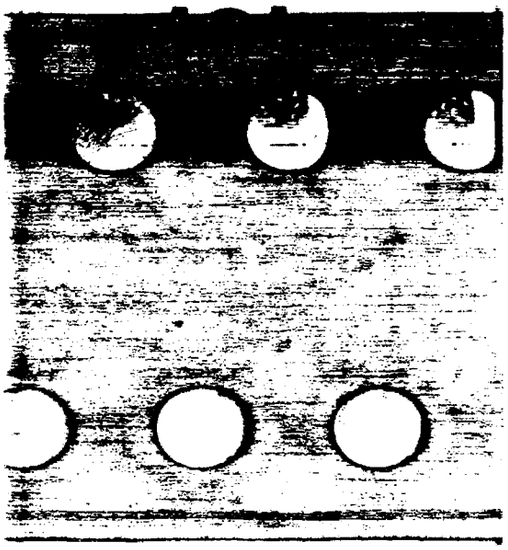
Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

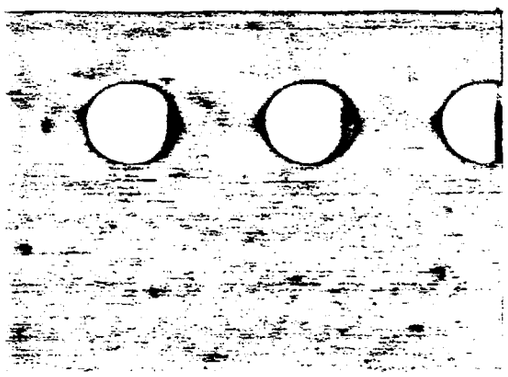
5949 11/11 0101 03CHECK 81.41

NOV 11 1 16 PM '88

TAX EXEMPT REFERENCE

8.4864





OFFICIAL RECEIPT

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

CAMT	22700.00
CON TX	74.91
PRFEE	0.50
WRTTN	6.00
TOTAL	81.41
CHECK	81.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/11/98 01 13:19 0001 6949

8.4864

IDENTIFICATION REFERENCE

Nov 11 1 16 PM '98

FELIX Z. WILSON-REGISTER
DAVIDSON COUNTY, TN

No. 153515