THIS INSTRUMENT PREPARED BY:
MICHAEL R. JENNINGS
Attorney at Law
225 East Market Street
Lebanon, Tennessee 37087

SEND TAX BILLS TO:

Mr. & Mrs. David M. Edgin
104 Ensley
Old Hickory, TN

ADDRESS OF NEW OWNER(S):

SAME

MAP 44 GR 05 PARCEL 131.00

IMPROVED X UNIMPROVED ____

BOOK 7774 PAGE 740

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 16,350.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Michael R. Jennings
Affiant

Subscribed and sworn to before me this the 15th day of Feb 1988

June Crawford
Notary Public

DUKE COUNTY TENN

DEED

FOR AND IN CONSIDERATION of the sum of **SIXTEEN THOUSAND THREE HUNDRED FIFTY DOLLARS ($16,350)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **CHARLES SANFORD FRYE**, have this day bargained and sold and by these presents do hereby bargain, sell, transfer, and convey unto **DAVID M. EDGIN and wife, MARY E. EDGIN**, as tenants by the entirety, their heirs and assigns, the following described real estate in Davidson County, Tennessee, to-wit:

Being Lot No. 60 as shown on the map of the Subdivision of Rayon City, as of record in Book No. 843, Page 13, Register's Office of Davidson County, Tennessee.

Said Lot No. 60 fronts 52.7 feet along the easterly margin of Ensley Avenue (formerly Davis) and extends back between parallel lines 135.4 feet along the northerly line and 118.8 feet along the southerly line to a line in the rear, measuring 50 feet thereon.

DEED REFERENCE:
Being the same property conveyed to Charles Sanford Frye by Quitclaim Deed of Steve Frye and wife, Anita Frye dated September 1, 1988 and of record in Deed Book 7683, Page 450, Register's Office of Wilson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging unto the said **DAVID M. EDGIN and wife, MARY E. EDGIN**, as tenants by the entirety, their heirs and assigns in fee simple, forever.

I COVENANT that I am lawfully seized and possessed of the within conveyed property, that I have a good and lawful right to sell, transfer, and convey same, that same is free, clear, and otherwise unencumbered, and I shall forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

1989 Taxes shall be solely assumed and paid by the GRANTEES herein. Back taxes, if any, shall be paid by the GRANTOR.

GRANTEES understand that the house and lot is sold subject to the description of the old Deed and is sold "as is" and no guarantees are made by the GRANTOR. GRANTEES are further aware that the house is on a septic tank and not on sewer.

POSSESSION shall be given with delivery of Deed.

WITNESS my signature this the 7th day of February, 1989.

Charles Sanford Frye
CHARLES SANFORD FRYE

STATE OF TENNESSEE

COUNTY OF WILSON

PERSONALLY appeared before me, the undersigned authority, a Notary Public, in and for the state and county aforesaid, the within named bargainor, CHARLES SANFORD FRYE, with whom I am personally acquainted with or who has proven to me on the basis of satisfactory evidence, and who acknowledges the execution of the foregoing for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 7th day of February, 1988.

Michael R. Jennings
NOTARY PUBLIC

MICHAEL R. JENNINGS NOTARY PUBLIC WILSON COUNTY, TN

MY COMMISSION EXPIRES:

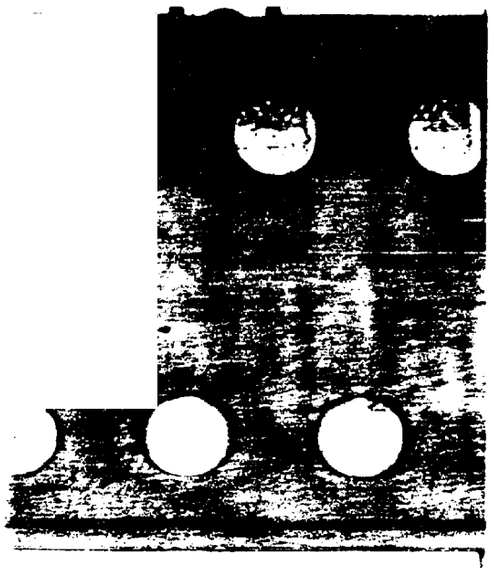
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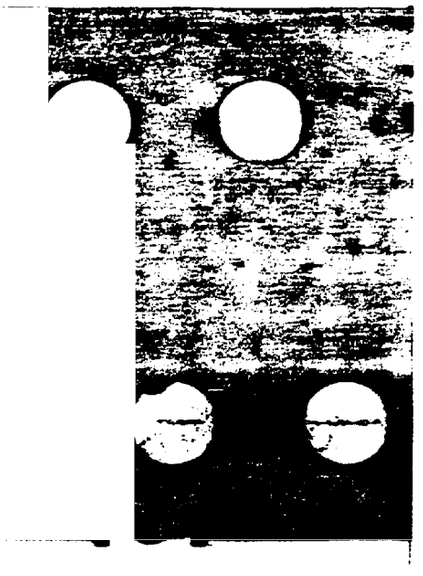
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 16,350.00
Michael R. Jennings
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Feb. 1989
Deputy Register

8214 02/17 0101 03CHECK 60.29

FEB 17 12 04 PM '89

0 9 8 0 5





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7774 PAGE 742

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	16350.00
CON TX	53.79
PRFEE	0.50
MISCFEE	6.00
TOTAL	60.29
CHECK	60.29

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/17/89 01 12:05 0001 8214

098 05

FEB 17 12 04 PM '89

No. 182671