File 23

File No: 8407-1

BOOK 7847 PAGE 424

Address New Owner:	Send Tax Bills To:	Map/Parcel
Jacklyn S. Edwards	Same	Map 63-1
1200 Elliston St.		Par 1
Old Hickory TN 37138		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, JESSE DRIVER and wife, ETHEL STORY DRIVER, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said JACKLYN S. EDWARDS, UNMARRIED, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Section IV, Marlin Meadows, as of record in Book 2133, page 66, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Neely's Bend Road, at the corner of Lots 76 and 77; thence along mid-road northerly 160 feet to a monument; thence around a curve, in a northwesterly direction 39.27 feet to a monument in the southerly margin of Evergreen Trail; thence with the margin of the same, westerly 200 feet to a corner of Lots Nos. 75 & 77; thence with the line between said lots, southerly 186.15 feet to the corner of Lots 76 and 77; thence with the line between said lots easterly 235.feet to the point of beginning.

Being the same property conveyed to Jesse Driver and wife, Ethel Story Driver by deed from Tennie J. Wood of record in Book 3131, page 180, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 2133, page 66, any restrictions of record and to all applicable local government planning, building and zoning regulations.

The contract of sale will survive the deed and closing. This property is sold in "as is" condition.

This is improved property known as 701 Evergreen Trail, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JACKLYN S. EDWARDS, UNMARRIED, her heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered except as stated herein.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 our hands on this 23rd day of May, 1989.

Jesse Driver
JESSE DRIVER

Ethel Story Driver
ETHEL STORY DRIVER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $54,500.00.

Jacklyn S. Edwards
AFFIANT

Sworn to and subscribed before me this 23rd day of May, 1989.

Tom G. Coleman
NOTARY PUBLIC

My commission expires: 3-2-1992.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse Driver and wife, Ethel Story Driver, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of May, 1989.

Tom G. Coleman
NOTARY PUBLIC

My commission expires: 3-2-1992.

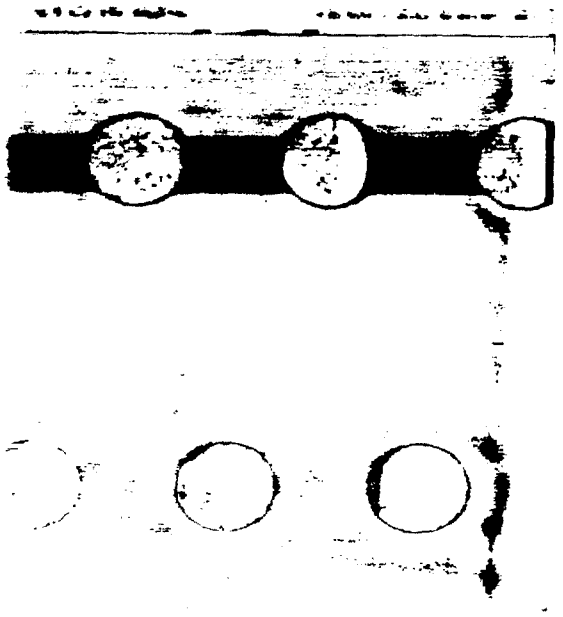
Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

35285

INSTRUMENT REFERENCE

MAY 23 12 23 PM '89

3978 05/23 0101 03CHECK 186.35



OFFICIAL RECEIPT

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

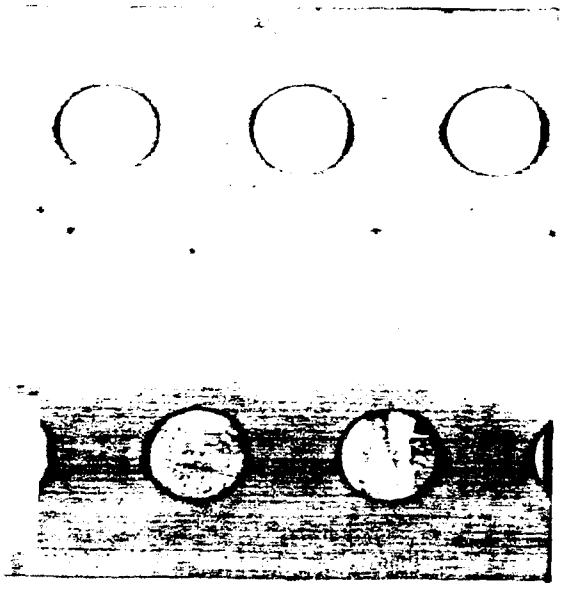
RECEIVED OF _____

FOR _____

BOOK 7847 PAGE 426

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	54500.00
CON TX	179.85
PRFEE	0.50
WDEED	6.00
TOTAL	186.35
CHECK	186.35

05/23/89 01 12:23 0001 8978

35285

IDENTIFICATION REFERENCE

MAY 23 12 24 PM '89

No. 212360