THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES HEREIN

RE-RECORD BOOK 7962 PAGE 551

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

Mail:

ADDRESS NEW OWNER:

DAVID M. EDGIN ET UX
345 HICKORY STREET
MADISON, TN 37115

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER: 4249 10/10 0101 03CHECK 87.55

MAP 52-1
PARCEL 15

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00.

David M. Edgin
AFFIANT

Subscribed and sworn to me this the 6th day of OCTOBER, 1989.

Denise C. Acc
Notary Public
My commission expires: 5-2-

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

72769

IDENTIF. TREFERENCE

OCT 10 8 35 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, ZERA A. EDGIN, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said DAVID M. EDGIN ET UX, MARY E. EDGIN, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 417 IDLEWILD AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM 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 to the extent otherwise set forth in Exhibit "B" hereto.

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I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 4th day of OCTOBER, 1989.

X Zera A. Edgin
ZERA A. EDGIN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZERA A. EDGIN, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 4 day of OCTOBER, 1989.

Anita Spiva
notary public

My commission expires: July 18, 1992

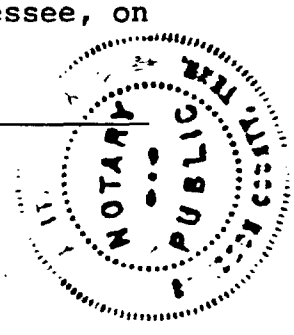


EXHIBIT 'A'

BEING Lot No. 1 of Block "G" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

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Said Lot No. 1 fronts 56 feet on the east side of Idlewild Avenue and runs back between lines, 138.7 feet on the north line and 138.8 feet, more or less, on the south line, to a dead line in the rear on which it measures 56 feet, save and except a triangle taken out of the southwest corner of said lot for a curve at the intersection of Harris Street and Idlewild Avenue, the distance around said curve not being shown on said plan.

Being the same property conveyed to Zera A. Edgin by Warranty Deed from J. Howard Cope et ux, LaGene Cope, of record in Book 2016, page 181, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, which includes a 30 foot minimum building setback line from Idlewild Avenue and a 10 foot public utility and drainage easement along the rear of the lot.

RE-RECORD

7 4 7 6 0

IDENTIF. REFERENCE

Oct 13 9 39 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

6598 10/18 0101 03CHECK 9.00