FILE BOX 38 FILE #9248

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8059 PAGE 85

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD M. EDWARDS (NAME)	SOUTHERN FEDERAL BANK FOR SAVINGS (NAME)	MAP 173-1
231 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer 4207 (STREET ADDRESS)	PARCEL 82
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Gulfport, MS 39502 (CITY) (STATE) (ZIP)	FB #5DU61556

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, KENNETH F. BARUTH AND WIFE, KAREN S. BARUTH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD M. EDWARDS AND WIFE, LAURA G. EDWARDS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 70 on the Plan of Section 1 Monte Carlo Estates, as of record in Plat Book 4675, page 68, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth F. Baruth and wife, Karen S. Baruth by deed from Jack Williams Construction Co., Inc. of record in Book 7122, page 448, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been assumed by the Grantees; (2) Restrictions of record in Book 4781, page 858; and (3) All matters appearing on the Plan of record in Plat Book 4675, page 68, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated January 29, 1987, in the original principal sum of $77,237.00, payable to Investors Federal Savings Bank in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7122, page 452, rerecorded in Book 7125, page 323, Book 7164, page 483, and Book 7352,page 516, said Register's Office. Said Deed of trust having been assigned to Southern Federal Bank for Savings by instrument of record in Book 7189, page 447, rerecorded in Book 7352, page 523, said Register's Office.

0 8 6 8 2

IDENTIF. TREFERENCE

MAR 7 8 19 AM '90

DAVIDSON COUNTY TN.

9964 03/07 0101 03CHECK 274.30

unimproved ( )
This is improved (XX) property, known as 231 Cedarview Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 22 day of February, 1990

Kenneth F Baruth
KENNETH F. BARUTH

Karen S. Baruth
KAREN S. BARUTH

STATE OF CALIFORNIA
COUNTY OF Los Angeles

BOOK 8059 PAGE 86

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH F. BARUTH AND WIFE, KAREN S. BARUTH

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 22 day of February, 1990.

My commission expires _____ Notary Public _____

OFFICIAL SEAL
GENE H KARGER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 30, 1993

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said ~~County and State~~, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,950.23

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF ~~February~~ March, 19 90

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL)

Notary Public

CATHERINE C. HERSLEY NOTARY PUBLIC LA...

WARRANTY DEED

FROM

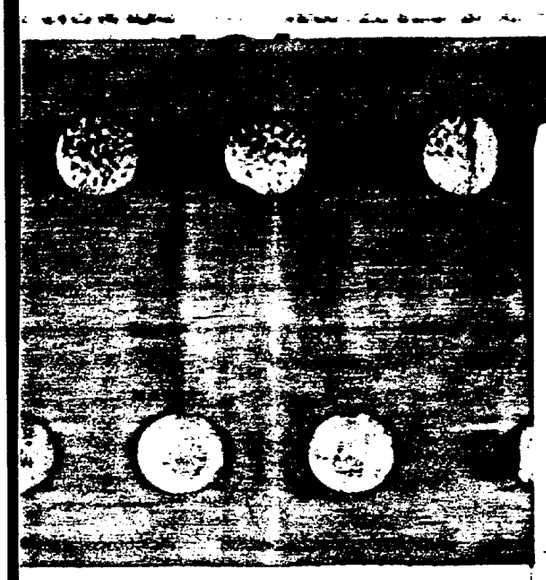
KENNETH F. BARUTH AND WIFE,
KAREN S. BARUTH

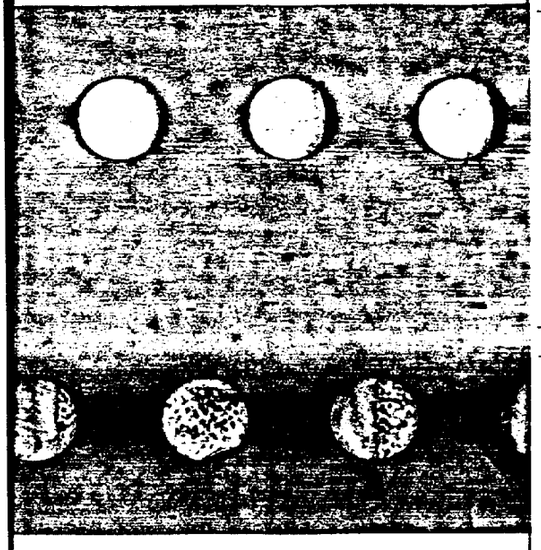
TO

RICHARD M. EDWARDS AND WIFE,
LAURA G. EDWARDS

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 8059 PAGE 87

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 80950.23
CON TX 267.30
PRFEE 1.00
WDEED 6.00
TOTAL 274.30
CHECK 274.30

03/07/90 01 08:19 0001 9964

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q 8 6 8 2

IDENTIF. TREFERENCE

MAR 7 8 19 AM '90

DAVIDSON COUNTY TN.

No. 298462