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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Pamela A. Lynch, a single person

TO

Alan A. Edwards

For draftsman's use

This Instrument Prepared By:
Robert L. Dozier
Suite 1445
First American Center
Nashville, TN. 37238-1445

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Alan A. Edwards (NAME)	Fidelity Federal Savings & Loan (NAME)	Map. 93-10-A
427 Second Avenue South (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	Par. #427
Nashville, TN. 37201 (CITY) (STATE) (P.O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

19148 IDENTIF. REFERENCE APR 16 1 37 PM '90 DAVIDSON COUNTY TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 90,800.00 Alan A. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF April 1990.

Robert L. Dozier
Notary Public

MY COMMISSION EXPIRES: 3/3/92

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00) ---------- **DOLLARS**

Cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantee, Alan A. Edwards, of the balance remaining on a note in the original principal amount of $71,900.00, made by Pamela Lynch and Pamela S. Grooms to Fidelity Federal Savings & Loan Assoc. and secured by a Deed of Trust of record in Book 7287 page 46 Register's Office for Davidson County, Tennessee which is also assumed by the Grantee,

I, Pamela Lynch, a single person **have bargained and sold, and by these presents do transfer and convey unto the said** Alan A. Edwards, a single person, his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Unit No. 427 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Pamela Lynch and Pamela S. Grooms, joint tenants with the right of survivorship by deed from Haury and Smith Contractors, Inc., as of record in Book 7287, page 43 Register's Office for Davidson County, Tennessee. The said Pamela S. Grooms quitclaimed her interest in said property to Pamela Lynch by Quiteclaim Deed of record in Book 7534, page 675, Register's Office for Davidson County, Tennessee, and by a quitclaim deed of correction of record in Book 7088 page 863, said Register's Office.

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This is unimproved ( ) improved (X) property, known as Unit 427 Howell Park Condominium, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alan A. Edwards, his heirs and assigns, forever.

And I do covenant with the said Alan A. Edwards that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by said deed of trust and taxes for 1990.

And I, Pamela Lynch, a single person do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Alan A. Edwards his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 13 day of April, 1990

Pamela Lynch
Pamela Lynch, a single person

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Dozier, a Notary Public in and for said County and State, the within named Pamela Lynch

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of April, 1990.

Robert L. Dozier Notary Public

Commission Expires 3/3/92

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

County aforesaid, personally appeared

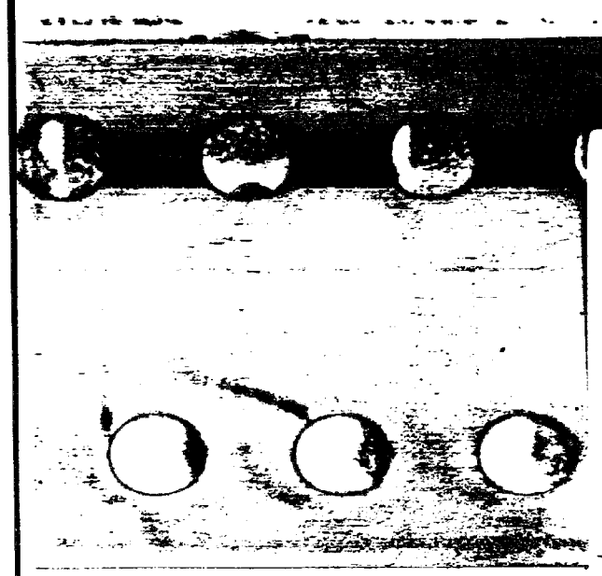
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the of the a corporation, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and official seal at , , this day of , 19 .

Notary Public

Commission Expires

1541 04/16/90 01:01 03CHECK 306.6



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 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 90800.00
				CON TX 299.64
				PRFEE 1.00
				WDEED 6.00
				TOTAL 306.64
				CHECK 306.64
04/16/90	01			13:34 0001 1541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-91148

IDENTIF. TREFERENCE

APR 16 1 37 PM '90

DAVIDSON COUNTY TN.

No. 310649