PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

Dav. Co. File: Box 8:
W & I Ref.. (jcb) (Title No:. 30240)

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Sworn and subscribed before me this 15th day of June, 1990.

Notary Public

My Comm. Expires: 9/25/92

ADDRESS NEW OWNER:
James Edwards
185 Moultrie Park Drive
Nashville, TN 37205

MORTGAGEE:
NONE

MAP-PARCEL NUMBERS
7DA-74967
116-08-G-185.00

BOOK 8133 PAGE 126

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **MARTIN H. SCOLES, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **JAMES EDWARDS and spouse, CHRISTI EDWARDS,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 185 on the plan of Sugartree, Phase 3, (Revised), of record in Book 5050, pages 67 - 71, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Book 5585, page 972, and Book 5772, page 504, all in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Martin H. Scoles by deed from Claire R. Creim and husband, James M. Creim of record in Book 6694, page 324, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to the covenants, conditions, and restrictions of record in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, and Book 5691, page 61, all in said Register's Office, which set forth assessments, liens, and other matters, and to which reference is hereby made for more particulars.

3461.3

IDENTIFICATION

JUN 18 11 11 AM '90

FELIX Z. [illegible]

1217 06/18 0101 030-ECR 914.50

This is improved property, known as: 185 Moultrie Park Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of June, 1990.

MARTIN H. SCOLES

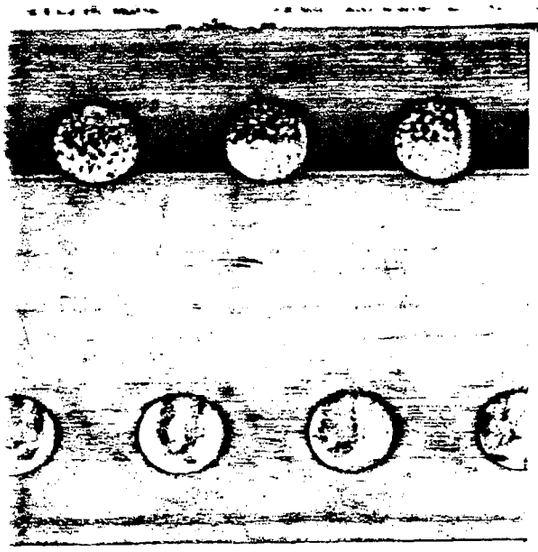
State of Tennessee
County of Davidson

On this 12th day of June, 1990, before me the undersigned authority, personally appeared Martin H. Scoles, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Jill C. Buchanan
Notary Public

My Commission Expires: 9/25/93

W & I: 12/89



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

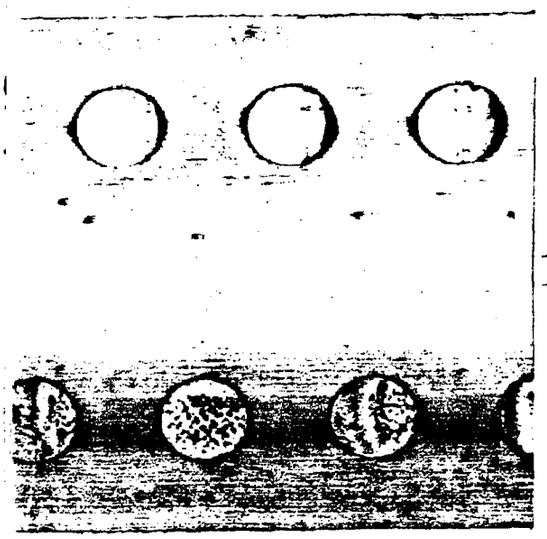
RECEIVED OF _____

FOR _____

BOOK 8133 PAGE 127

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 275000.00
CON TX 907.50
PRFEE 1.00
[illegible] BANK 6.00
TOTAL 914.50
CHECK 914.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/18/90 01 11:12 0001 1217

3461.3

IDENTIFICATION REFERENCE

JUN 18 11 11 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 328859