FILE NO. 28444 FILE BOX "7" BOOK 8256 PAGE 280

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER 19 90

Notary Public

MY COMMISSION EXPIRES: 11-21-92

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. EDWARDS, et al (NAME)	ATLANTIC COAST MORTGAGE COMPANY (NAME)	MAP 105-13
2109 10th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle - STE 400 (STREET ADDRESS)	PARCEL 158
Nashville, TN. 37204 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	22W 21715

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, WE JAMES R. EDWARDS, a married person, and his wife, ORA SEAY EDWARDS, HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~ QUITCLAIMED THEIR INTEREST AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. EDWARDS, a married person and his daughter, ANDREA EDWARDS, HEREINAFTER CALLED THE GRANTEES, THEIR 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 the north 20 feet of Lot No. 10 and the south 30 feet of Lot No. 11 on the Plan of the McAlister Property, as of record in Book 421, Page 10, Register's Office for Davidson County, and being a Subdivision of part of Lot No. 3 on the plan of the W.L.B. Lawrence Land, as of record in Book 21, Page 148, said Register's Office.

SAID parts of said Lots Nos. 10 and 11 front together 50 feet on the westerly side of 10th Avenue, South, formerly Pomeroy Avenue, and run back between parallel lines, 188 feet to an alley.

BEING the same property conveyed to James R. Edwards, a married person, by deed from Lloyd B. Moore and wife, Jacqueline F. Moore, of record in Book 8234, page 104, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 2109 10th Avenue, South, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. And we covenant with the said GRANTEES, their heirs and assigns that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unincumbered, unless otherwise herein stated. And we further covenant to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever.~~

Witness our hands this 5th day of December, 19 90

X James R Edwards
JAMES R. EDWARDS

X Ora Seay Edwards
ORA SEAY EDWARDS

BOOK 8256 PAGE 281

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES R. EDWARDS, a married person, and his wife, ORA SEAY EDWARDS,

the bargainor s, 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 Nashville, Tennessee, this 5th day of December, 1990

Commission Expires 11-21-92

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and 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 _____

WARRANTY DEED

FROM

TO

79120

IDENTIF. REFERENCE

DEC 12 3 00 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

8758.12/12 0101 02CHECK

6.00