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

ADDRESS NEW OWNER:
BETH M. AMBURGEY
324 HICKORY STREET
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 43-13
PARCEL 316

SEND TAX BILLS TO:

Same

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00, this 13th day of March, 1991.

AFFIANT

Subscribed and sworn to me, this the 13th day of March, 1991.

Notary Public
My commission expires: 5-11-92

99395

IDENTIF. ACCEPTANCE

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, we, DAVID EDGIN ET UX, MARY E. EDGIN, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said BETH M. AMBURGEY, a married woman, hereinafter referred to as GRANTEE, her 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 GRANTORS 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").

Said property shall be subject to a life estate in Lloyd Amburgey which said life estate interest is hereby conveyed and quitclaimed to the said Lloyd Amburgey in this deed to the end that with the execution and delivery of this deed, Beth M. Amburgey is hereby vested with a present interest fee simple absolute title subject to the life estate in Lloyd Amburgey.

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 324 Hickory Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, her successors, heirs and assigns forever, we covenant that we are 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.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said GRANTEE, her successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 13th day of March, 1991.

David M. Edgin
DAVID M. EDGIN

Mary E. Edgin
MARY E. EDGIN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID EDGIN and MARY E. EDGIN, the Bargainors, 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 Madison, Tennessee, this the 13th day of March, 1991.

Notary Public

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-11-92

3876 03/15 0101 03CHECK 178.30

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 25 of Block "D" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County, as follows:

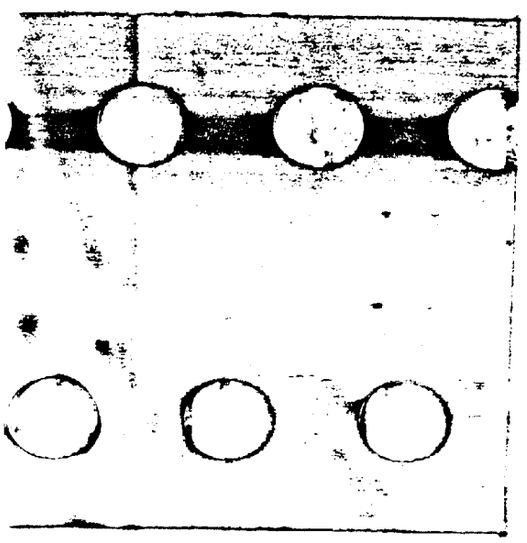
Said Lot No. 25 fronts 50 feet on the south side of Hickory Street, formerly Oak Street, and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to David M. Edgin et ux, Mary E. Edgin, by Warranty Deed from Helda P. Davenport et vir, Ottis H. DAvenport, Jr., of record in Book 5780, page 756, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. All matters set forth on plat of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, which sets forth a 30-foot minimum building setback line from Oak Street and a 10-foot public utility and drainage easement located along the rear of the lot.



OFFICIAL RECEIPT

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

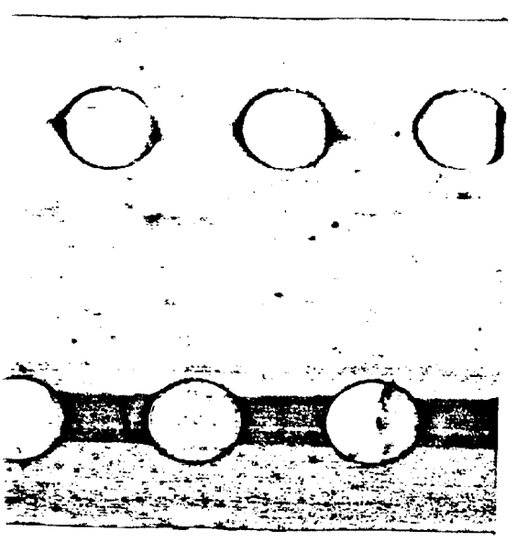
RECEIVED OF _____

FOR _____

BOOK 8310 PAGE 227

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 51000.00
CON TX 168.30
PRFEE 1.00
~~MTGFEE 9.00~~
~~TOTAL 178.30~~
CHECK 178.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/15/91 01 11:06 0001 3876

99395

IDENTIF. REFERENCE

MAR 15 11 04 AM '91

DAVIDSON COUNTY, TN.

No. 404651