THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $97,000.00.

Steven A. Edwards
Affiant

Subscribed and sworn to before this 24th day of April, 1991.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
STEVEN A. EDWARDS 619 Boscobel Street Nashville, Tennessee 37206	FIRST TENNESSEE BANK, NA P.O. Box 1000 Dept. 47 Memphis, TN 38148	MAP 82-16 PARCEL 316 17W 05305

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY-SEVEN THOUSAND AND 00/100 DOLLARS ($97,000.00), cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **EDWARD WALLER and wife, JUDITH WALLER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STEVEN A. EDWARDS, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 21 and the westerly one-half (1/2) of Lot No. 20 on the Plan of Williams First Addition to Edgefield, now East Nashville, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 and part of Lot No. 20 front together 75.0 feet on the northerly side of Boscobel Street and run back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to Edward Waller and wife, Judith Waller by deed from Penny Gunter Pratt, unmarried, and ROY D. SLAGLE and wife, MAXINE G. SLAGLE, of record in Book 8340, page 506, Register's Office for Davidson County, Tennessee.

This is improved property known as 619 Boscobel Street, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural

tne singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24 day of April, 1991.

EDWARD WALLER

JUDITH WALLER

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 EDWARD WALLER and wife, JUDITH WALLER, 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 Nashville, Tennessee, this 24th day of April, 1991.

Notary Public

My Commission Expires: 1-23-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

11 55

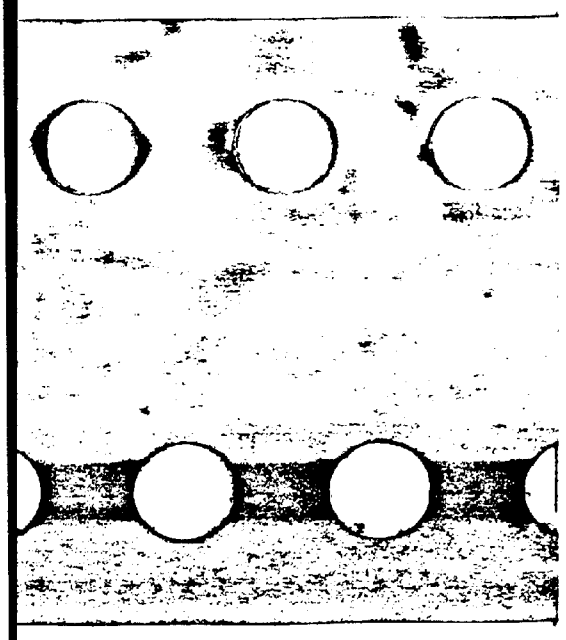
IDENTIF. TREFERENCE

MAY 3 8 47 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

3822 05/03 0101 03CHECK 327.10





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8344 PAGE 287

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	97000.00
CON TX	320.10
PRFEE	1.00
WDEED	6.00
TOTAL	327.10
CHECK	327.10

05/03/91 01 08:47 0001 8829

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

MAY 3 8 47 AM '91

IDENTIF. TREFERENCE

1 1 5 5 5

No. 418481