PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: () (Title No: 31015)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 130000.00

Jacob Earle Adams
Affiant

Sworn and subscribed before me this 23rd day of July, 1991.

Christy Wilkins Ivey
Notary Public

My Comm. Expires: Oct 9, 1991

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Jacob Earle Adams
2115 West Linden Avenue
Nashville, TN 37212

MORTGAGE TO:
First Republic Mortgage Corporation
6012 Wilmington Pike
Dayton, OH 45459

MAP-PARCEL NUMBERS
104-15 330

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 **Palmer Edwards and spouse, Martha Shore Edwards,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jacob Earle Adams and spouse, Leslie W. Adams,** 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. 8 on the plan of J. Leroy Davis' Resubdivision of Lots 72, 73, 74, 75 and 76 in Plan of Belair of record in Book 547, page 137, Register's Office for said County.

SAID Lot No. 8 fronts 50 feet on the southerly margin of West Linden Avenue, formerly Sunset Avenue and extends back 185 feet between parallel lines to an alley in the rear.

BEING the same property conveyed to Palmer Edwards and wife, Martha Shore Edwards, by deed from Elbert M. Steele and wife, Margaret W. Steele of record in Book 6515, page 470, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Palmer Edwards and Martha Shore Edwards by J. B. Hardcastle, Jr. as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

3 4 2 0 5

Jul 26 3 11 PM '91

5391 07/26 0101 03CHECK 488.00

This is improved property, known as: 2115 West Linden Avenue, Nashville, TN 37212

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 23rd day of July, 1991.

Palmer Edwards
Palmer Edwards
By: J.B. Hardcastle, Jr., Atty-in-Fact

Martha Shore Edwards
Martha Shore Edwards
By: J.B. Hardcastle, Jr., Atty-inFact

State of Tennessee
County of Davidson

On this 23rd day of July, 1991, before me the undersigned authority, personally appeared J. B. Hardcastle, Jr., 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 the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

State of Tennessee
County of Davidson

BOOK 8406 PAGE 619

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. B. Hardcastle, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Palmer Edwards and Martha Shore Edwards**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of July, 1991.

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

EXHIBIT "A"
To
WARRANTY DEED

FROM: Palmer Edwards and Martha Shore Edwards

TO: Jacob Earle Adams and Leslie W. Adams

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

J. B. Hardcastle, Jr.

J. B. Hardcastle, Jr., Affiant

Sworn to and subscribed before me this

23rd day of July, 1991.

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8406 PAGE 620

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 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 6.00
TOTAL 488.00
CHECK 488.00

~~7/26/91~~ 01 ~~15:14~~ 0001 5584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34205

IDENTIFICATION REFERENCE

Jul 26 3 11 PM '91

FELIX Z. WILSON, II

No. 444549