BOOK 8413 PAGE 807

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July 19 91

Notary Public

MY COMMISSION EXPIRES: 5/28/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
111 Westwood Place, Suite 201, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross D. Edwards (NAME)	Leader Federal Bank for Savings (NAME)	104-12B-101 CO
2107 Fairfax Ave. #101 (ADDRESS)	5014 Poplar Avenue (ADDRESS)	24W 15343
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38117 (CITY) (STATE) (ZIP)	

FOR AND 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, Deborah Pfaelzer Goldstein and husband, Brad Monty Goldstein

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ross D. Edwards and Richard D. Edwards and wife, Joyce H. 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, TN, BEING Unit No. 101 on the (Revised) Plat of Ashley Place (Phase I), of record in Book 6200, page 462, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Deborah Pfaelzer, a single person, by deed from Fairfax Development Company, a Tennessee Corp., of record in Book 6933, Page 486, Register's Office for Davidson County, Tennessee.

Grantees hereby agree to assume indebtedness secured by Deed of Trust to Leader Federal Mortgage, Inc. of record in Book 6933, page 477, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions.

3 6. 7. 9.

IDENTIFICATION REFERENCE

AUG 5 12 23 PM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 2107 Fairfax Ave. #101, Nashville, TN 37212
(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 do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 31st day of July 19 91

Deborah Pfaelzer Goldstein

Brad Monty Goldstein

"OFFICIAL SEAL"
KIRSTEN KALTENMARK
Notary Public, State of Illinois
My Commission Expires 2/20/94

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Pfaelzer Goldstein and husband, Brad Monty Goldstein

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 Brentwood, Tennessee, this 31st day of July 19 91.

Commission expires 2/20/94

Kirsten Kaltenmark
Notary Public

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STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Deborah Pfaelzer Goldstein and husband, Brad Monty Goldstein

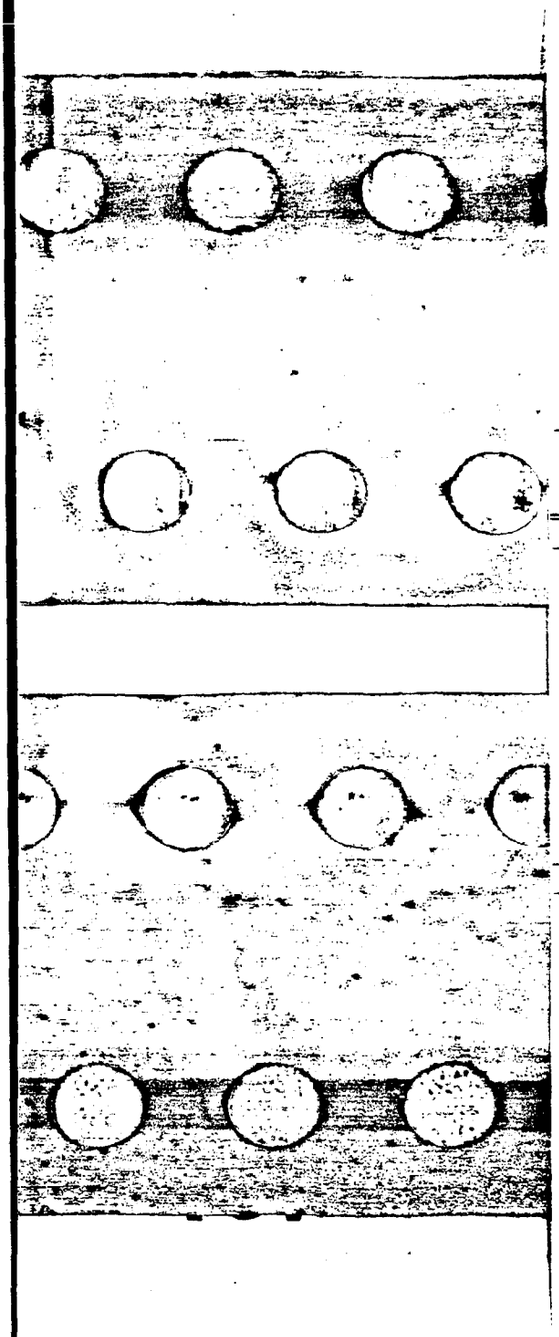
TO

Ross D. Edwards and Richard D. Edwards and wife, Joyce H. Edwards

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

0901 08/05 0101 03CHECK 254.90



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

RECEIVED OF _____

FOR _____

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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	67000.00
CON TX	247.90
PRFEE	1.00
WDEED	6.00
TOTAL	254.90
CHECK	254.90

08/05/91 01 12:25 0001 0901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 7 7 9

IDENTIFICATION REFERENCE

AUG 5 12 23 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 447483