FORM NO. WD-1 REV. 10-86

FILE BOX 61

BOOK 8603 PAGE 787

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 92

Notary Public

MY COMMISSION EXPIRES: 11-27-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys., Suite 130,One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Joel Edwards	National Mortgage Company	104.8-377
(NAME)	(NAME)	
1505 Villa Place	4041 Knight Arnold Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212	Memphis, TN 38118	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, John D. Swartzbaugh, Jr., Executor of the Estate of John D. Swartzbaugh Cynthia S. Schaub, Linda Jane Swartzbaugh, Amelia S. Barrantes and Frances S. Davies John D. Swartzbaugh, Jr., devisees under the will of John D. Swartzbaugh HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel Edwards, an unmarried person

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 Lot No. 3 on the Plan of Robinson Realty Company's Subdivision of the East part of Lot No. 48 in O.B. Hay's Rokeby Addition, of record in Book 547, Page 24, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John D. Swartzbaugh, Sr. by deed of record in Book 6296, Page 100, said Register's Office. The said John D. Swartzbaugh, Sr. having since died. Said property being conveyed to Grantors herein by Will of record in Will Book 171, Page 476, Probate Clerk's Office, Davidson County, Tennessee.

02521

IDENTIFICATION REFERENCE

APR 16 1 57 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1472 04/16 0101 03CHECK 262.30

LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( ) X
This is improved ( ) property, known as 1505 Villa Place, 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 my hand this 14th day of April, 19 92

John D. Swartzbaugh, Jr. by: Frances S. Davies Att'y in Fact
JOHN D. SWARTZBAUGH, JR. by: Frances S. Davies Attorney-in-fact

Amelia S. Barrantes by Frances S. Davies Att'y in Fact
AMELIA S. BARRANTES by: Frances S. Davies Attorney-in-Fact

Cynthia S. Schaub by Frances S. Davies Att'y in Fact
CYNTHIA S. SCHAUB by Frances S. Davies Attorney-in-Fact

Linda Jane Swartzbaugh by Frances S. Davies Att'y in Fact
~~LINDA JANE SWARTZBAUGH~~ by Frances S. Davies Attorney-in-Fact

Frances S. Davies
FRANCES S. DAVIES

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Frances S. Davies

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14 day of April, 1992

Commission expires 11-27-93

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

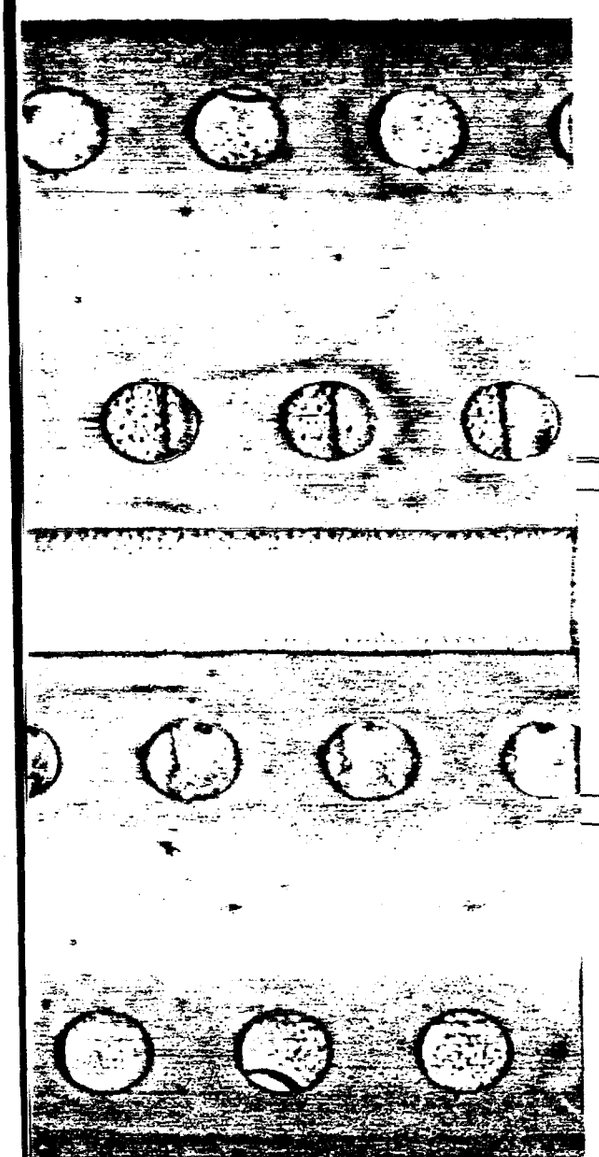
STATE OF TENNESSEE
Davidson County

On this 10th day of April, 1992, personally appeared before me, FRANCES S. DAVIES, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Cynthia S. Schaub, Linda Jane Swartzbaugh, John D. Swartzbaugh, Jr., and Amelia S. Barrantes and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 14th day of April, 1992

My commission expires: 11-27-93

Notary Public



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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 6.00
TOTAL 262.30
CHECK 262.30

04/16/92 01 13:56 0001 1472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02521

IDENTIFICATION REFERENCE

APR 16 1 57 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 522322