THIS INSTRUMENT PREPARED BY:
LOUIS W. OLIVER, III
Attorney at Law
102 Hazel Path
Concord Building, Suite 2
Post Office Box 1616
Hendersonville, TN 37077
Telephone: 824-9131

WARRANTY DEED

New Owners:	Send Tax Bills to:	Map #033-04
Jerry G. Edwards	First Investment Co.	Parcel #023
23 Rolling Meadows	P.O. Box 749	Group A
Goodlettsville, TN 37072	Columbus, OH 43216-0749	

FOR AND IN CONSIDERATION of the sum of Ten Dollars cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Emie Elizabeth Balsley, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jerry G. Edwards and wife, Donna 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:

Being Unit No. 23 as shown on the Plat of Rolling Meadows, Phase I, Section IIA, of record in Book 6250, page 964, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, page 194, as amended in Book 6966, page 497, said Register's office.

Being the same property conveyed to Emie Elizabeth Balsley, unmarried, by Deed from Terry L. Mayo and wife, Patricia B. Mayo, of record in Book 8251, page 768, Register's Office for Davidson County, Tennessee.

This is improved property, known as 23 Rolling Meadows Drive, Goodlettsville, TN 37072

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 I do covenant with the said GRANTEES that I am 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 by a first mortgage of record in Book 7016, page 841, Register's Office for Davidson County, Tennessee, which the Grantees assume and hold the Grantor harmless thereon; and I do further covenant and bind myself, my 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 11 day of May, 1992.

Emie Elizabeth Balsley
EMIE ELIZABETH BALSLEY

11075

IDENTIF. TREFERENCE

MAY 18 11 52 AM '92

FELIX E. WILSON REGISTER
DAVIDSON COUNTY TN.

7622 05/13 0101 03CHECK 290.80

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named Emie Elizabeth Balsley, 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 Hendersonville, Tennessee, this 11th day of May, 1992

NOTARY PUBLIC

(SEAL)
My commission expires November 4, 1995.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $76,702.82.

AFFIANT

Subscribed and sworn to before me, this the 11th day of May, 1992.

NOTARY PUBLIC

(Seal)
My commission expires November 4, 1995.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 8628
Page 52-A

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 76702.82
CON TX 283.80
PRFEE 1.00
WDEED 6.00
TOTAL 290.80
CHECK 290.80

05/18/92 01 11:52 0001 7622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11075

IDENTIF. REFERENCE

MAY 18 11 52 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 531816