This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX
#52

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allen H. Quimby	Standard Mortgage Corporation	133-13-15
612 Dunston Drive (NAME)	(NAME) 5775-D Peachtree, Suite 100	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Atlanta, Georgia 30342	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by Allen H. Quimby and wife, Martha W. Quimby and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged, and for a further consideration the said Allen H. Quimby and wife, Martha W. Quimby have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $63,318.00 secured by a deed of trust of record in Book 6974, page 398, Register's Office for Davidson County, TN.

David E. Edmunds and wife, Nancy P. Edmunds

have this day bargained and sold, and do hereby transfer and convey unto the said Allen H. Quimby and wife, Martha W. Quimby *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 657 on the plan of Section Seven, Caldwell Hall, of record in Book 3300, page 19, Register's Office for said County.

Said Lot No. 657 fronts 85.0 feet on the northerly margin of Dunston Drive and extends back 151.0 feet on the easterly line and 145.0 feet on the westerly line to a dead line in the rear, measuring 53.6 feet thereon.

Being the same property conveyed to David E. Edmunds and wife, Nancy P. Edmunds by deed from James Kay Upchurch and wife, Ruth Mae Upchurch of record in Book 6106, page 677, Register's Office for Davidson County, Tennessee.

1:5370 IDENTIF. TREFERENCE JUN 2 10 54 AM '92 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

6815 06/02 0101 03CHECK 259.71

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 68,344.87

Subscribed and sworn to before me this the 29th *day of* May *19* 92

My Commission expires: 3/7/95 *(Affix Seal)*

Affiant Allen H. Quimby

Notary Public Brenda Lehman

This is improved (XX) unimproved ( ) property, known as 612 Dunston Drive Nashville, TN 37211 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 29th *day of* May *, 19* 92 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David E. Edmunds

Nancy P. Edmunds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* David E. Edmunds and wife, Nancy P. Edmunds

the within named 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* 29th *day of* May, *19* 92

Judy A. Lehman *Notary Public*

Commission expires 3/7/95 ~~5/15/95~~

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this _____ *day of* _____, *19* _____ *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* _____, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* _____, *and acknowledged that* _____ *executed the same as the free act and deed of said* _____.

Witness my hand and official seal at _____, *Tennessee, this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

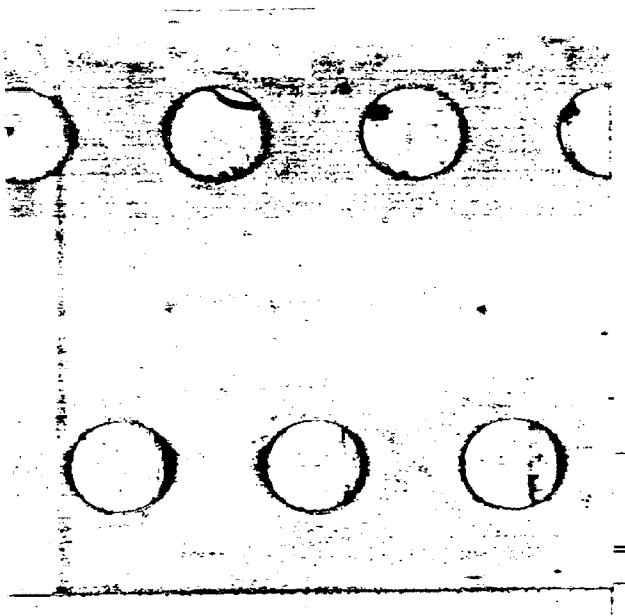
My Commission Expires _____

WARRANTY DEED

FROM
David E. Edmunds and wife,
Nancy P. Edmunds

TO
Allen H. Quimby and wife,
Martha W. Quimby

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

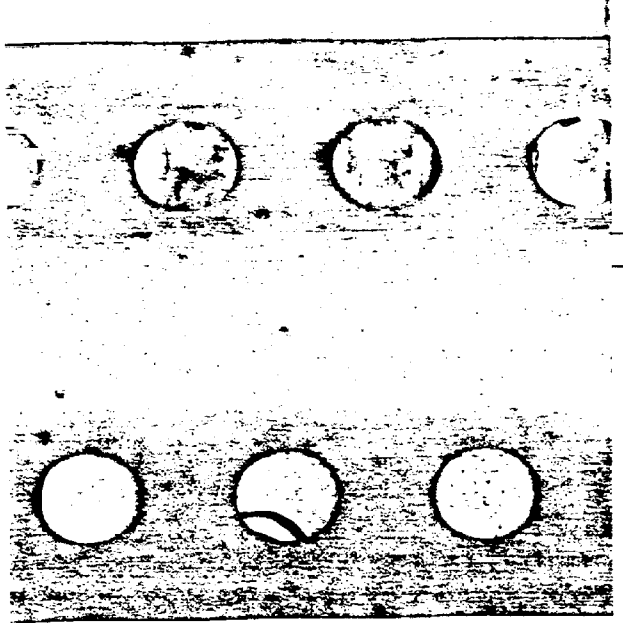
RECEIVED OF _____

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	68344.87
CON TX	252.71
PRFEE	1.00
WDEED	6.00
TOTAL	259.71
CHECK	259.71

06/02/92 01 10:51 0001 6815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 5370

IDENTIF. T REFERENCE

JUN 2 10 54 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536619