BOOK 8835 PAGE 432

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Joy M. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF January 19 93

Notary Public

MY COMMISSION EXPIRES: May 26, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy M. Edwards (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 142-6B
810 Bellevue Road, #217 (ADDRESS)	12700 Fair Lakes Circle, #400 (ADDRESS)	PARCEL 217
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Fairfax, VA 22033 (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, Donald H. McGuinness and wife, Vicki McGuinness

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joy M. Edwards and Hugh F. 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 County, Tennessee, being Building No. 33, Unit No. 217, and Garage Nos. 1 and 2 on the Plan of Peppertree, Creekside Meadows Condominiums, as of record in Book 4675, pages 128, 129 and 130, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, page 257 through 312, as amended in Book 4984, page 174, Book 5045, page 860, Book 5086, page 80, and Book 5259, page 5, and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, page 610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald H. McGuinness and wife, Vicki McGuinness by deed from Robert J. Swift, unmarried, of record in Book 8020, page 908, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

8073.2.

IDENTIFICATION REFERENCE

JAN 7 2 59 PM '93

LOIS Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3759 01/07 0101 03CHECK 142.20

unimproved ( )
This is improved (X) property, known as 810 Bellevue Road, #217, Nashville, TN 37221
(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 5th day of January, 19 93

Donald H. McGuinness

Vicki McGuinness

BOX 15

BOOK 8835 PAGE 433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald H. McGuinness and wife, Vicki McGuinness

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 Nashville, Tennessee, this 5th day of January 19 93.

Commission expires May 26, 1993

Notary Public

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 _____

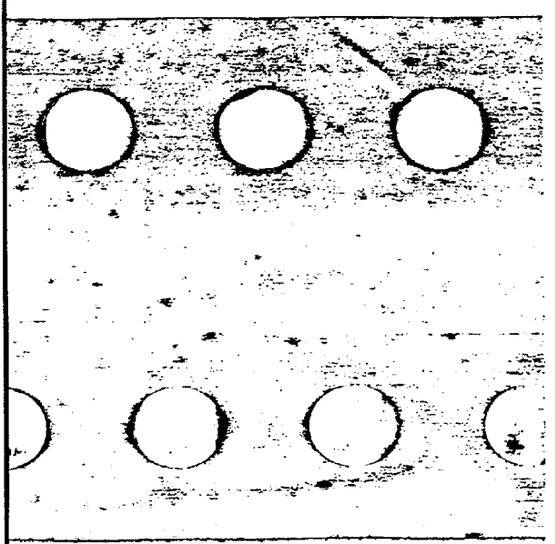
Notary Public

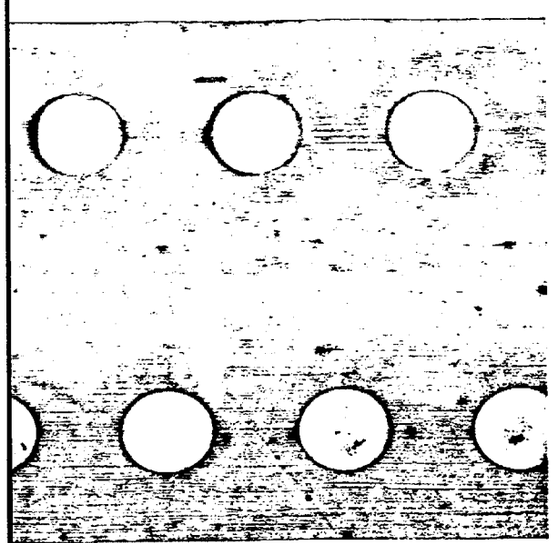
WARRANTY DEED

FROM
Donald H. McGuinness and wife, Vicki McGuinness

TO
Joy M. Edwards and Hugh F. Edwards

RETURN TO
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, Tn. 37215





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8835 PAGE 434

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	36000.00
			CON TX	133.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	142.20
			CHECK	142.20
01/07/93	01	14:57	0001	3759

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

807.32

IDENTIFICATION REFERENCE

JAN 7 2 59 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 608560