Prepared by:

Kaye Manson Jeter, Esq.
1902 Charlotte Avenue
Nashville, TN 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP** 58-16
Monica D. Edwards	BarclaysAmerican/Mgt. Corp.	Parcel 79
409 Kingview Court	P.O. Box 31728	13DA 48066
Nashville, TN 37218	Charlotte, NC 28233-1728	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration), I, **TERESA DAWN EDWARDS,** a single individual, GRANTOR, for the purpose of conveying all my rights, title and interest that I may have in the property herein below described to my sister, **MONICA DERLENE EDWARDS,** by these presents do hereby quitclaim and convey unto the said **MONICA DERLENE EDWARDS,** GRANTEE, her heirs and assigns, all my rights, title, and interests, in our property, situated in Davidson County, Tennessee, particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 199, on the Plan of Haynes Park Subdivision, Section 3, as of record in Book 4460, Page 185, Register's Office for Davidson County, Tennessee.

SAID Lot No. 199 fronts 59.37 feet on the westerly side of Kingview Court and runs back between lines 132.32 feet on the northerly side and 182.33 feet on the southerly side, to a broken line at the rear on which it measures 92.83 feet thereon.

BEING the same property conveyed to Monica Derlene Edwards and Teresa Dawn Edwards, by deed Westley Bryant Martin, Jr. and wife, Gracie R. Martin, of record in Book 6818, Page 530, Register's Office for Davidson County, Tennessee.

THIS conveyance is specifically being made subject to and by agreement of Grantee to be solely responsible for and/or assume the mortgage with an approximate balance in the amount of $39,301.62, as evidenced by Deed of Trust of record in Book 7045, Page 608, Register's Office for Davidson County, Tennessee, payable to BarclaysAmerican/Mortgage Corporation.

This is unimproved property known as 409 Kingview Court, Nashville, Tennessee 37218.

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 22 day of April, 1993.

Teresa Dawn Edwards
TERESA DAWN EDWARDS

STATE OF GEORGIA)
)
COUNTY OF FULTON)

On this the 22 day of April, 1993, before me personally appeared TERESA DAWN EDWARDS, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Rasheda Ali
NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration for this transfer is NO ($0.00) DOLLARS.

Monica D. Edwards
AFFIANT

SUBSCRIBED and SWORN to before me on this the 26th day of April, 1993.

Jennifer B. Lowell
NOTARY PUBLIC
My Commission Expires: 1/27/96

PICK-UP

APR 26 11 29 AM '93
DAVIDSON COUNTY, TN

2129 04/26 0101 03CHECK
IDENTIFICATION REFERENCE!
8.00

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