This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8930 PAGE 312

ADDRESS NEW OWNER:
Charles W. Edwards and Patricia Kay Edwards
121 Shihmen Court
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Clementine S. Binford
557 B McMurray Drive
Nashville, TN 37211-5738

MAP AND PARCEL:
MAP 162-7
PARCEL 54
05DU-55229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Clementine S. Binford, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Charles W. Edwards and wife, Patricia Kay Edwards, as tenants by the entirety, 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 Lot No. 231, on the Plan of Antioch Park, Section 2, of record in Plat Book 3842, Page 240, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Clementine S. Binford by Quitclaim Deed from Matthew E. Hansel III of record in Book 5789, Page 964, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4292, Page 859, and such easements and setback lines of record in Plat Book 3842, Page 240, said Register's Office.

Taxes for 1993 have been pro-rated and assumed by Grantee(s).

This is improved property known as 121 Shihmen Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles W. Edwards and wife, Patricia Kay Edwards, their heirs and assigns, forever; and I, Clementine S. Binford, unmarried do covenant with the said Grantees that I an 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 I do further covenant and bind m yself, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

1 4 1 5 5.

DENTIFICATION REFERENCE!

PR 29 11 23 AM '93

ALEX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Witness my hand this the 27th day of April, 1993.

Clementine S. Binford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Clementine S. Binford, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of April, 1993.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

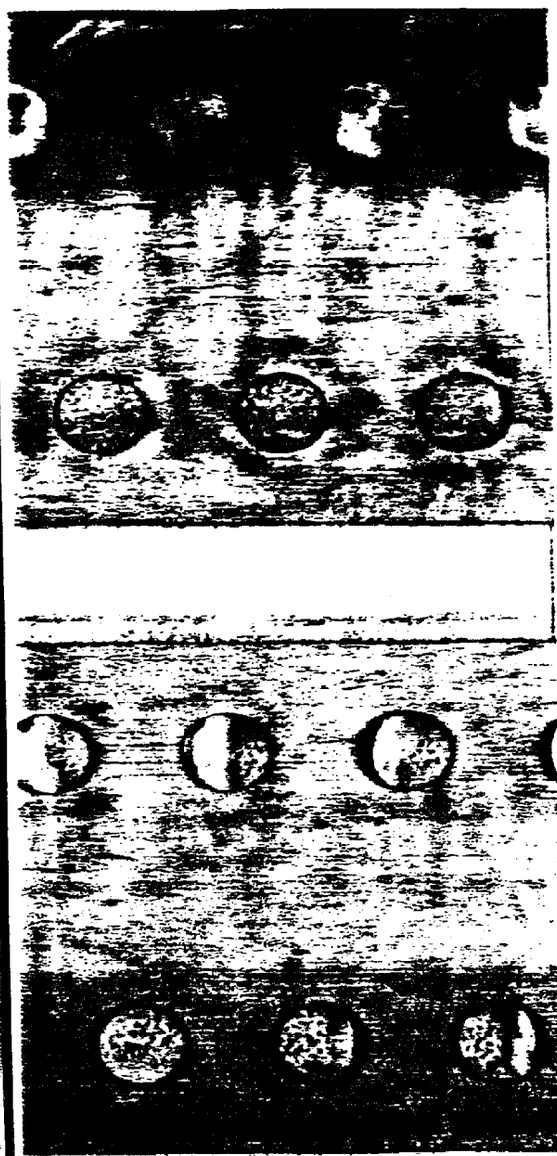
The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of April, 1993.

NOTARY PUBLIC
My Commission Expires: 5/22/93

0580 04/29 0101 03CHECK 249.50



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 65000.00
				CON TX 240.50
				PRFEE 1.00
				MDEED 8.00
				TOTAL 249.50
				CHECK 249.50
04/29/93		01		11:20 0001 0580

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:41:55

IDENTIFI REFERENCE

APR 29 11 23 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 645271