THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00269838
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPH L. EDWARDS ~~Marilyn Jefferies~~ (NAME)	MORTGAGE SERVICE AMERICA CO. (NAME)	MAP 127-0
8451 HIGHWAY 70 (STREET ADDRESS OR ROUTE NUMBER)	1650 TYSONS BLVD. (STREET ADDRESS)	~~PARCEL 101~~
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	MCLEAN, VA 22109 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- Dollars,

Cash in hand paid by Joseph L. Edwards and, Marilyn Jeffries, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8948 PAGE 68

WILLIAM THOMAS ROBERTS AND WIFE, EVELYN ROBERTS
have this day bargained and sold, and do hereby transfer and convey unto the said JOSEPH L. EDWARDS AND, MARILYN JEFFRIES, both being unmarried persons
the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 9th Civil District of Davidson County, Tennessee, being Tract No. 4 of a portion of the W. T. Hutton Property and described according to a survey made by James L. Murphy, Jr. and Company, dated January 5, 1967 and surveyed by John Kohl and Company, dated May 15, 1978, as follows:

Said Tract No. 4 fronts 161.05 feet on the southerly margin of Memphis-Bristol Highway, and runs back 777.15 feet on its westerly line and 580 feet on its easterly line to a broken line in the rear on which it measures 306.89 feet thereon.

Being the same property conveyed to William Thomas Roberts and wife, Evelyn Roberts, by deed from George T. Espinoza and wife, Valda Espinoza, of record in Book 8467, page 566, Register's Office for Davidson County, Tennessee.

299 05/13 01:01 03CHECK 619.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 165,000.00
Subscribed and sworn to before me this the 7th day of May 19 93
Affiant Marilyn Jeffries
My commission expires: 4-17-1994 (Affix Seal)
Notary Public Linda T. Jones

unimproved ( )
This is improved (X) property, known as 8451 HIGHWAY 70, NASHVILLE, TN 37221
(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 7th day of May, 19 93, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William Thomas Roberts
WILLIAM THOMAS ROBERTS

Evelyn Roberts
EVELYN ROBERTS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

the undersigned

Personally appeared before me WILLIAM THOMAS ROBERTS AND WIFE, EVELYN ROBERTS *a Notary Public in and for said County and State*

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 NASHVILLE *Tennessee,*

this 7th *day of* May *19*93

Commission expires 1-17-1994 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 _____

19452

IDENTIFICATION REFERENCE

MAY 13 3 53 PM '93

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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
165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
TOTAL 619.50
CHECK 619.50

05/13/93 01 15:52 0001 2901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1945 2

IDENTIFICATION REFERENCE

MAY 13 3 53 PM '93

DAVIDSON COUNTY, TN

No. 050384