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FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 100,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 19 93

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross D. Edwards (NAME)	Leader Federal Bank for Savings (NAME)	104-06-91
218 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Nashville, TN 3721[illegible] (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-0275 (CITY) (STATE) (ZIP)	

FOR AND IN 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, William L. Byrd and wife, Glenna Pearl Byrd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ross D. Edwards and Suzanne C. Knight

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, Tennessee, being Lot No. 63 on the Plan of Bransford Realty Company's West End Heights Subdivision of record in Book 332, Pages 124 & 125, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the William L. Byrd and wife, Glenna Pearl Byrd by deed of record in Book 7661, Page 267, said Register's Office.

4645 05/19 0101 03CHECK 380.85

21008

IDENTIFICATION REFERENCE

MAY 19 10 46 AM '93

DAVIDSON COUNTY, TN

unimproved ( ) X
This is improved ( ) property, known as 218 Fairfax Avenue, Nashville, TN 3721[illegible]
(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 this 14th day of May, 19 93

William L. Byrd

Glenna Pearl Byrd

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Byrd and wife, Glenna Pearl Byrd

the bargainor__s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 19 93

Commission expires 5-11-95

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

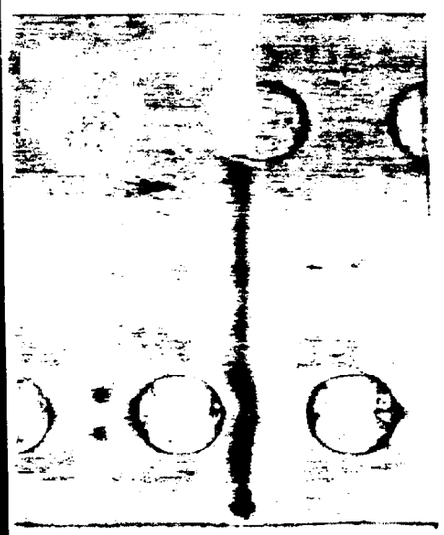
STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

Notary Public



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

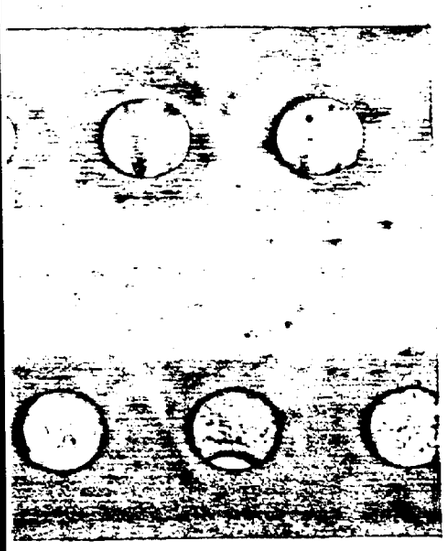
FOR _____

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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	
			100500.00	
			CON TX	371.85
			PRFEE	1.00
			WDEED	8.00
			TOTAL	380.85
			CHECK	380.85
05/19/93	01		10:47 0001	4645

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



2 1 0 0 8

IDENTIFICATION REFERENCE

MAY 19 10 46 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 052909