PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No: 33523)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 306500.00

Lawrence A. Averbuch
Affiant

Sworn and subscribed before me this 20th day of July, 1993.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
John R. Edwards Mary Ann T. Edwards 5905 Sedberry Road Nashville, Tennessee 37205	Third National Bank in Nashville P. O. Box 305110 Nashville, Tennessee 37230-5110	116-05-029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lawrence A. Averbuch and spouse, Sandra R. Averbuch,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John R. Edwards and spouse, Mary Ann T. Edwards,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 333 on the plan of Hillwood Estates, Section 12, of record in Book 2663, Page 109, Register's Office for said County.

SAID Lot No. 333 fronts 172.6 feet on the easterly margin of Sedberry Road and extends back 215 feet on the southerly line and 272.9 feet on the northerly line to a broken line in the rear, measuring 184.1 feet thereon.

BEING the same property conveyed to Lawrence A. Averbuch and spouse, Sandra R. Averbuch by deed from George P. Haley and wife, Sue C. Haley of record in Book 4950, Page 311, Regsiter's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

93 JUL 22 AM 9:15

6605 07/22 0101 03CHECK 1143.05

This is improved property, known as: 5905 Sedberry Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of July, 1993.

Lawrence A. Averbuch
Lawrence A. Averbuch

Sandra R Averbuch
Sandra R. Averbuch

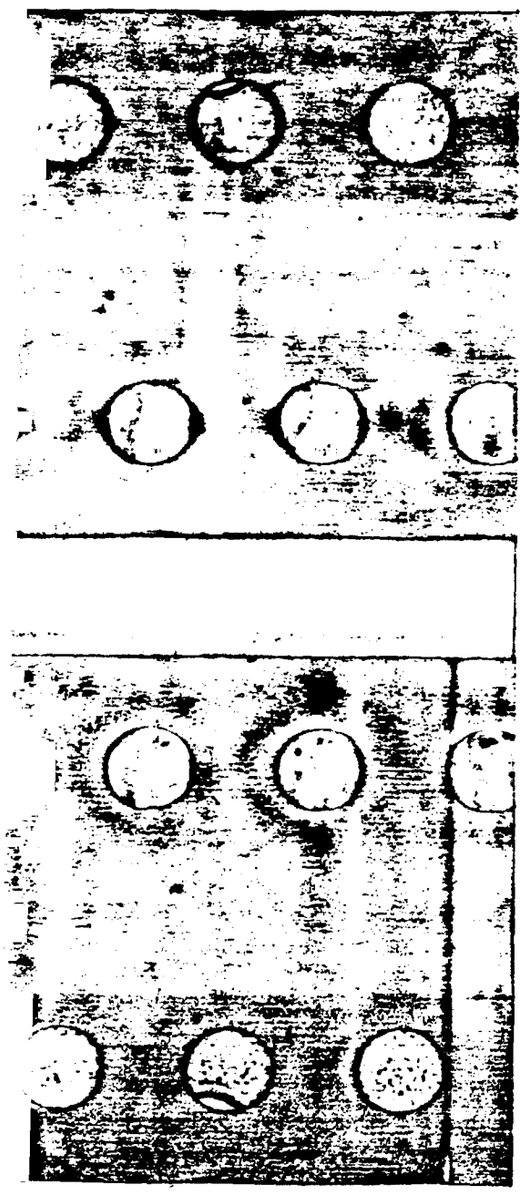
State of Tennessee
County of Davidson

On this 20th day of July, 1993, before me the undersigned authority, personally appeared **Lawrence A. Averbuch** and **Sandra R. Averbuch,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7/27/96

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9021 PAGE 342

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	306500.00
			CON TX	1134.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1143.05
			CHECK	1143.05
07/22/93	01		09:15 0001	6605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43499

IDENTIFICATION REFERENCE

93 JUL 22 AM 9:15

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 676983