FORM No. WD-1

BOOK 9163 PAGE 46

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 129,210.00

Joseph Bruce Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ON THIS THE 23rd DAY OF November 1993

Notary Public

MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE & TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Bruce Edwards (NAME)	Mortgage Service America Co. (NAME)	
3221 Cobble Street (STREET ADDRESS OR ROUTE NUMBER)	1650 Tysons Boulevard (STREET ADDRESS)	172-12-0-B
Nashville, Tn 37211 (CITY) (STATE) (P.O. ZIP)	McLean, VA 22102 (CITY) (STATE) (ZIP)	187.00CO

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, Yazdian Construction, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Bruce Edwards (unmarried)

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, Tn, being Lot No. 279 on the Plan of Bradford Hills, Section Eleven, of record in Book 7900, Page 6; Amended in Book 7900, Page 496, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being part of the same property conveyed to Yazdian Construction, Inc. by deed from Gillespie Meadows, Inc. of record in Book 8911, Page 414, Register's Office for Davidson County, Tn.

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

Subject to restrictions of record in Book 8069, Page 170; Book 8885, Page 519; By-Laws in Book 8071, Page 531; Charter in Book 8071, Page 520; Open Space in Book 8154, Page 304; Deeds in Book 8377, Page 769; Book 8377, Page 808, and all matters shown on the Plan of Record.

89401
IDENTIF. & REFERENCE

93 NOV 24 AM 10:43
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 3221 Cobble Street, Nashville, Tn 37211
(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 my hand this 23rd day of November, 1993

Yazdian Construction, Inc.
By: PRES.
Fred Yazdian, President

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred Yazdian, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and he is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 23rd day of November, 1993.

Notary Public Teresa L.Beard

My commission expires: 6/28/95

NOTARY PUBLIC ... STATE OF TENNESSEE

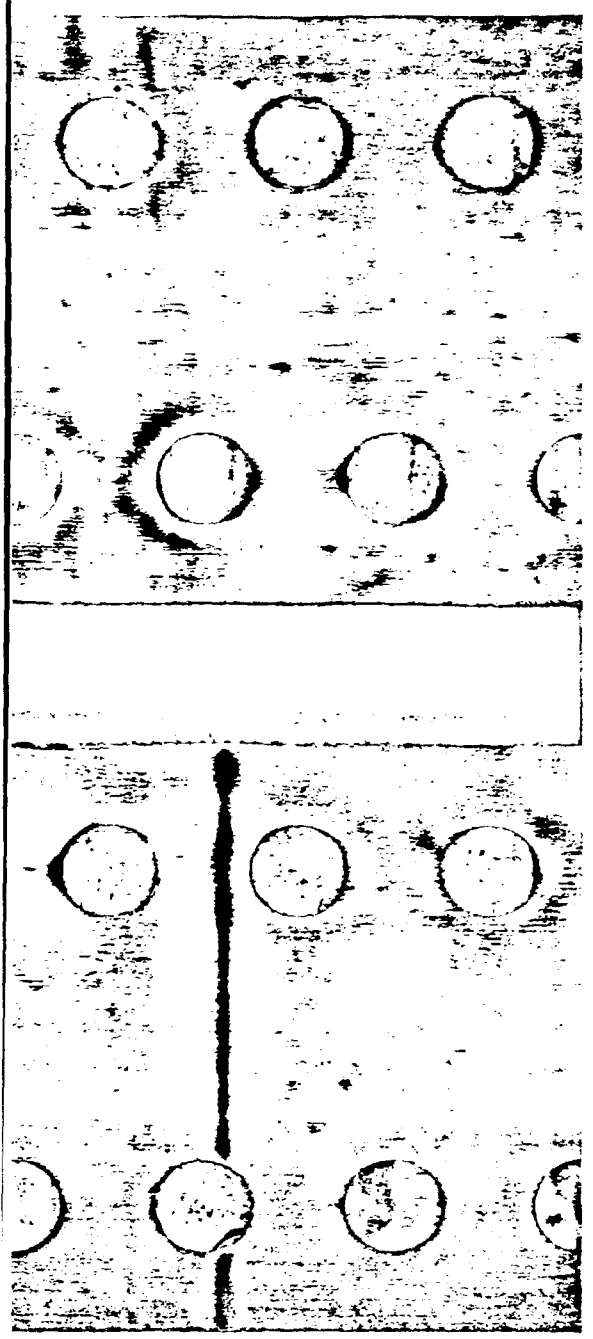
DEED

FROM

TO

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

2416 11/24 0101 03CHECK 487.04



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

RECEIVED OF _____

FOR _____

BOOK 9163 PAGE 48

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	
				129210.00
			CON TX	478.04
			PRFEE	1.00
			WDEED	8.00
			TOTAL	487.04
			CHECK	487.04
11/24/93	01	10:44	0001	2416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89401
IDENTIF. # REFERENCE

93 NOV 24 AM 10:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 726138