This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
William J. Edens, Sr. and
Judith A. Edens
6689 Clearbrook Drive
Nashville, Tennessee 37205

SEND TAX BILL:
New Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 129-10
GROUP
PARCEL 73

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, we, Raymond W. Beazley and wife, Mary K. Beazley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William J. Edens, Sr. and wife, Judith A. Edens, 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. 26 on the Plan of West Meade Park, Inc., Section 1, as of record in Book 2900, pages 103 and 104, Register's Office for said County, described as follows:
>
> BEGINNING on the easterly margin of Clearbrook Drive at the corner of Lots Nos. 25 and 26; thence with said Drive southwardly 57 feet to a concrete monument at the beginning of a curve; thence around said curve in a southeasterly direction 36.1 feet to a concrete monument at the beginning of another curve; thence around said curve in a southwesterly direction 95.1 feet to the corner of Lots Nos. 26 and 27; thence with the line between said two lots southeastwardly 226.7 feet to the westerly line of Lot No. 12; thence with the westerly line of Lots Nos. 12 and 11 northeastwardly 273.5 feet to a concrete monument; thence northwardly with the line between Lots Nos. 11 and 26, and Lots Nos. 10 and 26, 120 feet to the corner of Lots Nos. 25 and 26; thence with the line between said two lots westwardly 168 feet to the beginning.
>
> BEING the same property conveyed to Raymond W. Beazley and wife, Mary K. Beazley, by deed from West Meade Park Corporation, a Tennessee corporation, as of record in Book 3889, page 552, Register's Office for Davidson County, Tennessee.

This is improved property known as 6689 Clearbrook Drive, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William J. Edens, Sr. and wife, Judith A. Edens, their heirs and assigns, forever; and we, Raymond W. Beazley and wife, Mary K. Beazley, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 24th day of February, 1994.

21216

IDENTIFICATION REFERENCE

PICK-UP

Raymond W. Beazley
Raymond W. Beazley

Mary K. Beazley
Mary K. Beazley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9334 02/25 0101 03CHECK 823.00

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Raymond W. Beazley and wife, Mary K. Beazley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of February, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 23, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 220,000.00.

William J. Edens, Sr.
AFFIANT

Subscribed and sworn to before me
this 24th day of February, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 23, 1995

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9259 PAGE 130

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	220000.00
			CON TX	814.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	823.00
			CHECK	823.00
02/25/94	01		10:54 0001	9334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21216
IDENTIFICATION REFERENCE

FEB 25 AM 10:53

REGISTER
DAVIDSON COUNTY, TN.

No. 760214