This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-2100

FILE BOX 57

WARRANTY DEED

BOOK 9365 PAGE 767

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
JOE R. ARNOLD 409 Clairton Court Nashville, TN 37215	SAME	Map 117-13-B Parcel 32

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

DR. WILLIAM H. EDWARDS (the "Grantor") does hereby bargain, sell, transfer and convey unto JOE R. ARNOLD, (the "Grantee") his heirs, representatives and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Being a certain building site identified as Lot No. 131 on the Plan of Abbottsford of record in Plat Book 6250, pages 419-421, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to DR. WILLIAM H. EDWARDS by Special Warranty Deed from Abbott Martin Corporation or record in Book 6679, page 636, said Register's Office.

This is unimproved property known as 131 Abbottsford, Nashville, Tennessee 37215.

Said property is unencumbered except for:

1. Taxes for 1994 which the Grantee hereby assumes and agrees to pay in full.

2. The covenants and restrictions set forth in the Restrictive Covenants for Abbottsford of record in Book 6537, page 303, as amended by numerous subsequent admentments, said Register's Office and the charter of Abbottsford Homeowner's Association of record in Book 6548, page 213, said Register's Office.

3. All easements and restrictions as set forth on the plat of Abbottsford of record in Plat Book 6250, pages 419-421, said Register's Office, rights of way and other easements, zoning and other governmental laws and regulations.

4. The declaration of reciprocal easements and Restrictive Covenants of record in Book 6478, page 177, as amended by instrument of record in Book 6530, page 242, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said JOE R. ARNOLD, his heirs, representatives and assigns, forever.

AND DR. WILLIAM H. EDWARDS does covenant with the said JOE R. ARNOLD that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as specified above.

AND DR. WILLIAM H. EDWARDS does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said JOE R. ARNOLD, his heirs, representatives and assigns against the lawful claims of all persons whomsoever.

FRANCES M. EDWARDS, spouse of DR. WILLIAM H. EDWARDS executes this deed for the sole purpose of conveying any and all interests she may have in the subject property.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 31st day of May, 1994.

Frances M. Edwards
FRANCES M. EDWARDS

William H. Edwards
DR. WILLIAM H. EDWARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of this county, DR. WILLIAM H. EDWARDS and FRANCES M. EDWARDS, the within named bargainers, 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, at office, this 31st day of May, 1994.

Patty J. Welch
Notary Public

My Commission Expires: Nov 22, 1997.

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $68,000.00.

AFFIANT

Patty J. Welch
NOTARY PUBLIC

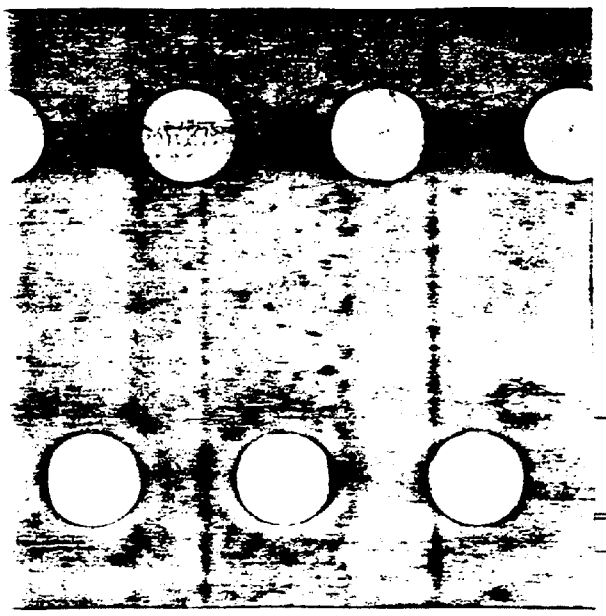
My Commission Expires: Nov. 22, 1997.

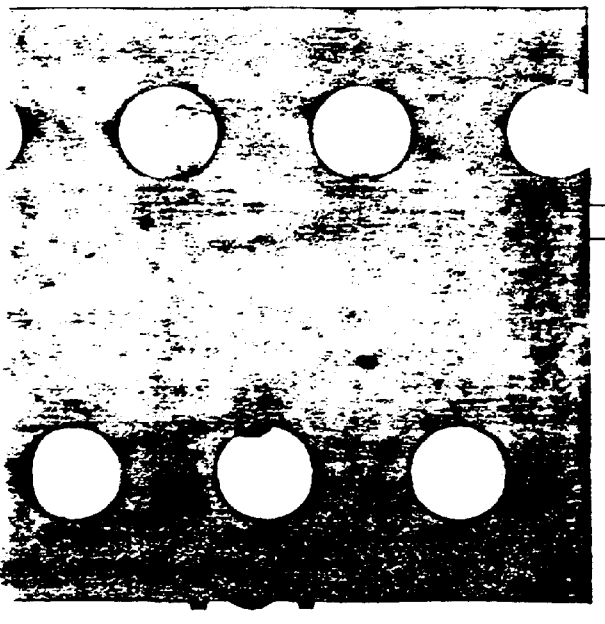
PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

1198 06/02 0101 03CHECK 260.60

94 JUN -6 PM 12:21 DAVIDSON COUNTY, TENN.

IDENTIFICATION & REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9365 PAGE 769

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	68000.00
			CON TX	251.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	260.60
			CHECK	260.60
06/02/94	01	13:17 0001		1198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56721
IDENTIF. ↑ REFERENCE

94 JUN -2 PM 1:16

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 798175