BOOK 9578PG 748

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $32,000.

Ralph H. Drake
Affiant Rubye Drake

Subscribed and sworn to before me this 23rd day of June, 1995.

Notary Public

My commission expires: 3/25/97

This instrument was prepared by:

Nancy B. Myers
Beck & Beck Attorneys
4205 Gallatin Road
Nashville, Tennessee 37216

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Dewayne and Tamatha Edwards 819 North Second Street Nashville, TN 37207	Same	Map 82-7, Parcel 43

5176 01/25 0101 03CHECK 127.40

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Ralph and Rubye Drake, hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto Dewayne and Tamatha Edwards, hereinafter called the Grantee, his and her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 116 in Dr. V.S. Lindsley's Addition to East Nashville, of record in Nook 57, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No.116 fronts 50 feet on the easterly side of North Second Street. formerly Harris Avenue, and runs back eastwardly between parallel lines 174- 1/2 feet to an alley.

Being the same property conveyed to Robert Lee Jenkins and wife, Clara D.Jenkins, by Installment Deed from Fred D. Alley, unmarried, of record in Book 1336, page 222, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Ralph Drake and wife Rubye Drake (spelled Ruby Drake in the warranty deed) by Robert Lee Jenkins, Unmarried, of record in Book 9238, page 686, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 57, page 25, said Register's Office including all setback lines, easement, etc., as shown thereon.

3. A Deed of Trust, registered this same date, securing a $27,000 note to Ralph and Rubye Drake.

This is improved property known as 819 North Second Street, Nashville, Tennessee 37207.

This Deed was prepared from the previous Deed and information furnished by the sellers.

TO HAVE AND TO HOLD, the said parcel of land with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his and her heirs successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself and herself, his and her heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, his and her heirs, successors, and assigns, against the lawful claims of all person whosoever.

WITNESS my hand this 23 day of January, 1995.

Rubye Drake
Ralph T. Drake
Tamatha Edwards
Dewayne L. Edwards

NOTARY PUBLIC

DAVIDSON COUNTY:

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ralph and Rubye Drake and Tamatha and Dewayne Edwards, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of Jan 1995.

NOTARY PUBLIC

My Commission expires: 3-25-95

Notary Public: [signature]

28117
IDENTIF. ↑ REFERENCE

95 JAN 25 PM 4:06
FELIX ... REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

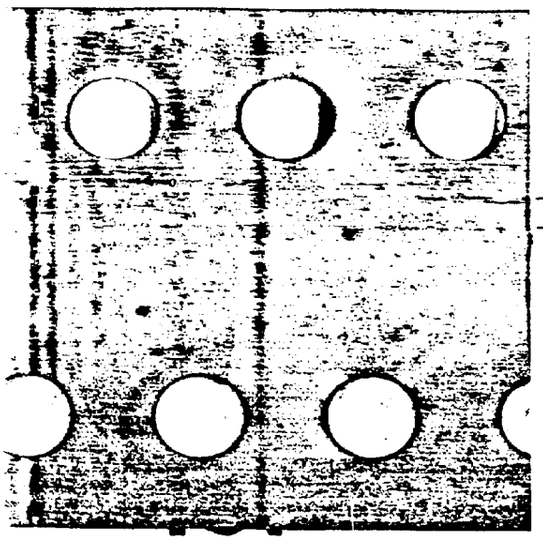
RECEIVED OF _____

FOR _____

BOOK 9578 PG 750

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 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 8.00
TOTAL 127.40
CHECK 127.40

01/25/95 01 16:06 0001 5176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

281117
IDENTIF. ↑ REFERENCE

95 JAN 25 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 874975