BOOK 9728 PG 493

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $7,500.00

Affiant

Sworn to and subscribed before me this 11 day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Roger L. Edwards, et ux	Same.	Map 81-7
3229 Hummingbird Ln		Par. 24
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles Michael Rose, unmarried, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Roger L. Edwards and wife, Ida L. Edwards, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a portion of Lots 36 and 37 on the Plan of A. C. Dudley's Subdivision of the McDaniel Tract as of record in Book 161, page 10, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the west margin of Eighteenth Avenue, North, said point being 70.11 feet north of the intersection of the northern right-of-way margin of McDaniel Street with the western right-of-way margin of Eighteenth Avenue, North; thence leaving said right-of-way N 86° 47' W 101.96 feet to a point; thence N 9° 45' E 51.79 feet to a point; thence S 82° 52' 23" E 96.25 feet to a point in the west margin of Eighteenth Avenue, North; thence S 3° 10' W 44.89 feet to the point of beginning, containing 0.11 acres, more or less.

Being a part of the same property conveyed to Hurschel C. Rose and wife, Doris Rose, by deed from Jessie Stratton Atwood, of record in Book 4327, page 207, said Register's Office, the said Hurschel C. Rose having been awarded said property by divorce decree of record in Minute Book 93B, Page 558, Circuit Court Clerk's Office for Davidson County, Tennessee; the said Hurschel C. Rose having since died, and devised said property to Charles Michael Rose by will of record in Will Book 172, page 133, Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

This is property known as 1700 McDaniel Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs, assigns 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 our hands this 11 day of July, 1995.

Charles Michael Rose
CHARLES MICHAEL ROSE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, CHARLES MICHAEL ROSE, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11 day of July, 1995.

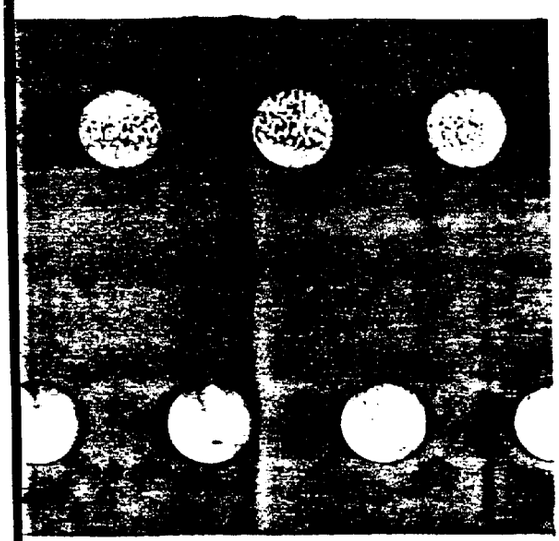
NOTARY PUBLIC

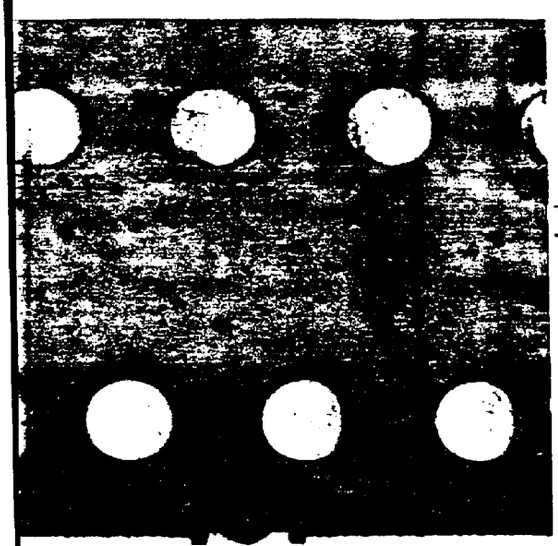
My Commission Expires: 9-26-98

95 JUL 12 AM 9:15
REGISTER
DAVIDSON COUNTY, TN.

00078243

3207 3712 0101 03CHECK 36.75





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

RECEIVED OF _____

FOR _____

BOOK 9728 PG 500

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	7500.00
CON TX	27.75
PRFEE	1.00
WDEED	8.00
TOTAL	36.75
CHECK	36.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/12/95 01 09:17 0001 0207

00078243
IDENTIFICATION REFERENCE

95 JUL 12 AM 9:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929328