0092440

IDENTIF. & REFERENCE

WARRANTY DEED

95 AUG 23 PM 12:54

REGISTER
COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

BOOK 9771 PG 327

THIS INDENTURE, made and entered as of the **18th** day of **August, 1995** by and between

WILLIAM I. EDWARDS, III and JAMES DONELSON EDWARDS, and ELIZABETH PROCTOR ,

hereinafter referred to as Grantor, and

MICHAEL A. TERRELL, AN UNMARRIED PERSON, and RUTH T. JENNINGS, TENANTS IN COMMON ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

UNIT NO. 342 AS SHOWN ON THE PLAN OF FOUR SEASONS, A CONDOMINIUM DEVELOPMENT TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN THE MASTER DEED ESTABLISHING FOUR SEASONS, A CONDOMINIUM, OF RECORD IN BOOK 6841, PAGE 349, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JAMES DONELSON EDWARDS AND ELIZABETH PROCTER, BOTH UNMARRIED, AND WILLIAM I. EDWARDS III BY DEED FROM FOUR SEASONS ASSOCIATES, INC. OF RECORD IN BOOK 7264, PAGE 532, CORRECTED IN BOOK 7406, PAGE 476, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Elizabeth Proctor
ELIZABETH PROCTOR
by James D Edwards
her attorney in fact

WILLIAM I. EDWARDS, III

James Donelson Edwards
JAMES DONELSON EDWARDS

BOOK 9771 PG 328

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforessaid County and State, **WILLIAM I. EDWARDS, III** & JAMES DONELSON EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **August, 1995**.

My Commission Expires MAY 20, 1998

Notary Public

Commission Expiration: _____

ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, personally appeared JAMES DONELSON EDWARDS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ELIZABETH PROCTOR, and acknowledged that he/she executed the same as the free act and deed of said ELIZABETH PROCTOR.

Witness my hand, at office, this 18th day of August, 1995.

My Commission Expires MAY 20, 1998

Notary Public

Commission Expiration: _____

STATE OF TENNESSEE
COUNTY OF LEWIS

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$65,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

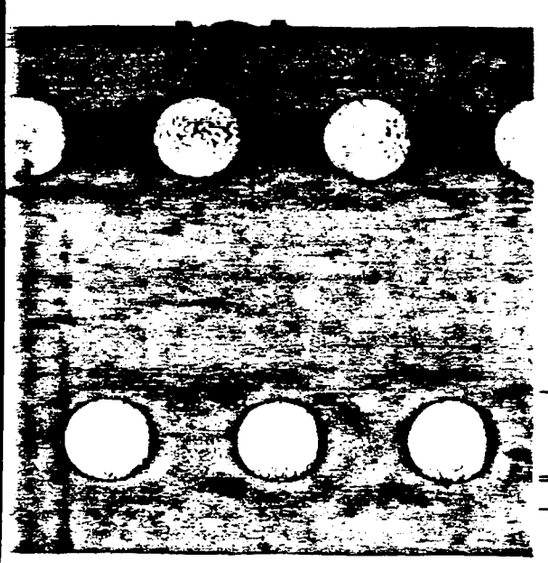
Subscribed and sworn to before me this **18th** day of **August, 1995.**

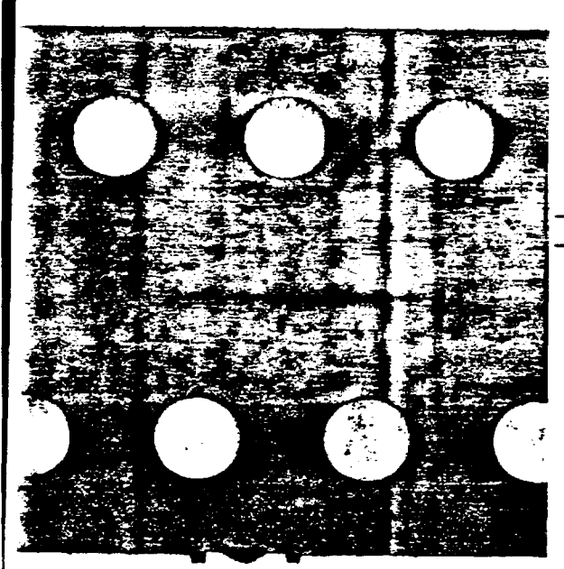
Notary Public

Commission Expiration: 11-25-95

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD. NASHVILLE, TN. 37215	SAXON MORTGAGE 222 S. MAIN AVENUE FAYETTEVILLE, TN. 37334	342 SUMMIT RIDGE CIRCLE NASHVILLE, TN 37215 MAP PARCEL NUMBER 131-5-B-342CO

95 144 050 EDS





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9771 PG 329

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

DAMT	65000.00
CON TX	240.50
PRFEE	1.00
MDEED	8.00
TOTAL	249.50
CHECK	249.50

08/23/95 01 12:57 0001 5701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0092440
IDENTIF. ↑ REFERENCE

95 AUG 23 PM 12:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 944648