3C+22

THIS INSTRUMENT PREPARED BY:
THEODORE H. PAILET, Attorney
1906 Chet Atkins Place
Nashville, Tennessee 37203

9825 PG 119

ADDRESS NEW OWNERS: * L.	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Kristen* Edwards 2210 B Cabin Hill Road Nashville, TN 37214	**FIRST REPUBLIC MORTGAGE CORP.** **6012 WILMINGTON PIKE** **DAYTON, OH 45459**	73-7 221 **FIELD BK #03DZ-85875**

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, TWO RIVERS DUPLEXES, a Tennesse Joint Venture, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said KRISTEN EDWARDS (the "Grantee") herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land lying and being in the Second Civil District of Davidson County, Tennessee to wit;

Being Lot No. 50B, of Zone Lot Division of Lots 44, 45, 46, 47, 48, 49, 50, 51, 52 and 53, Section 3, Cabin Hill Subdivision, as recorded in Book 6250, page 361, being a revision of Section 3, Cabin Hill, of record in Book 5200, page 713, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to TWO RIVERS DUPLEXES, a Tennessee joint venture by deed recorded in Book 6245 at page 155, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Property taxes for the year 1995 which are being prorated as of the date hereof, payment of which is expressly assumed by Grantee.

2. Restrictive convenants as shown on the Plan of Cabin Hill Subdivision as of record in Book 6250, page 361, said Register's Office.

3. Matters shown on the Plan of record in Book 5200, Page 713, and of record inBook 6250, page 361, said Register's Office.

4. Sewer of record in Book 6181, page 107 and of record in Book 6209, page 475, said Register's Office.

5. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

6. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6430, page 508, as amended of record in Book 9412, page 317, said Register's Office.

This is improved property, known as 2210 B Cabin Hill Road, Nashville, Tennessee 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. And we do covenant with the said Grantee 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 Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

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 our hands this 3rd day of October, 1995.

Alven Ghertner Frank Ghertner Ted Pailet

BOOK 9825 PG 120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Scott Ghertner, a Notary Public in and for the County and State aforesaid, personally appeared Alven Ghertner, 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 seal, at office in Nashville, Tennessee, this 5th day of October, 1995.

Scott Ghertner
Notary Public

My Commission Expires:
My Commission Expires MAY 30 1998

5702 10/11 0101 03CHECK 212.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, SCOTT GHERTNER, a Notary Public in and for the County and State aforesaid, personally appeared Frank Ghertner, 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 seal, at office in Nashville, Tennessee, this 5th day of October, 1995.

Scott Ghertner
Notary Public

My Commission Expires:
My Commission Expires MAY 30 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Toni Fiedler, a Notary Public in and for the County and State aforesaid, personally appeared Ted Pailet, 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 seal, at office in Nashville, Tennessee, this 3rd day of OCTOBER, 1995.

Toni Fiedler
Notary Public

My Commission Expires:

1-24-99

01111199

IDENTIFICATION REFERENCE

95 OCT 11 PM 3:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

The actual consideration for this transfer or value of property (whichever is greater) is $ 55,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Kristen L. Edwards
AFFIANT

Subscribed and sworn to before me this ____ day of ____, 1995.

Notary Public

My Commission Expires:

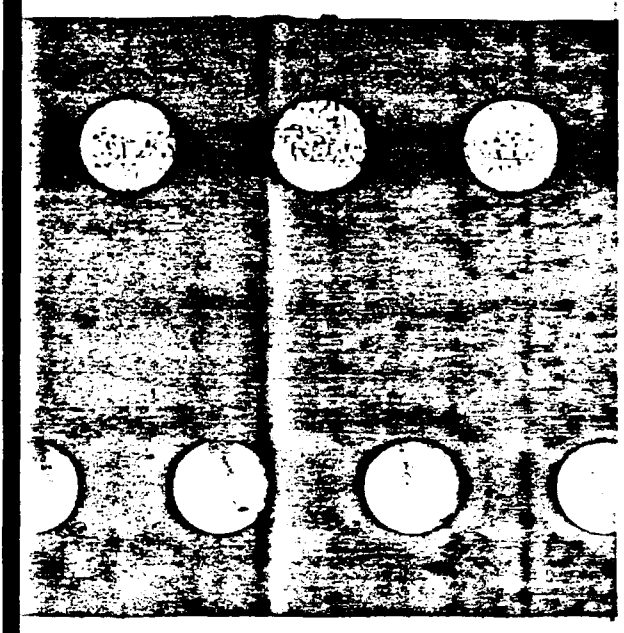
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 55,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October 1995.

Kim LeGate
Deputy Register

c: edwards.war



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

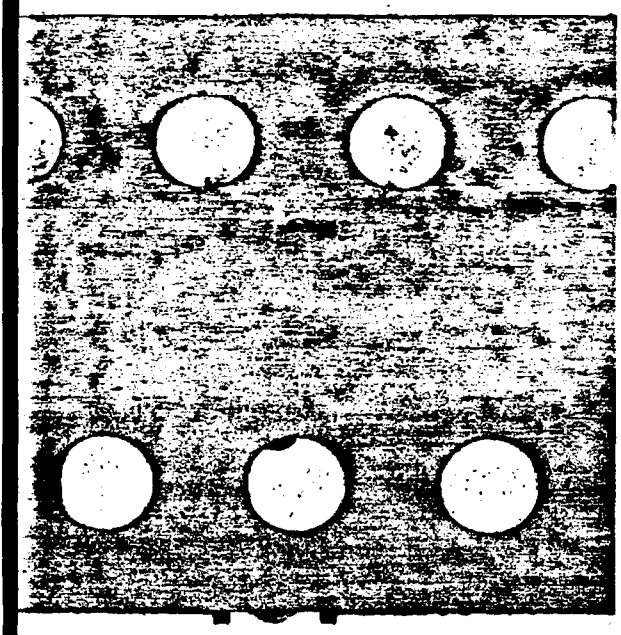
RECEIVED OF _____

FOR _____

BOOK 9825 PG 121

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

10/11/95 01 15:15 0001 5702

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01111199
IDENTIF. ↑ REFERENCE

95 OCT 11 PM 3:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 964459