BOOK 9829 PG 742

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37050
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert H. Edwards, Jr. Elizabeth B. Edwards 2316 Sterling Avenue Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-6-134

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark F. Eberle and spouse, Emily N. Eberle,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert H. Edwards, Jr. and spouse, Elizabeth B. Edwards,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Sterling Square, of record in Book 5050, page 85, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Mark F. Eberle and wife, Emily N. Eberle by deed from Philip W. M. Oxford and wife, Deidre N. Oxford, of record in Book 6627, page 29, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 5204 Page 270 said Register's Office, and to the matters set forth in the referenced Plan of record, and to easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Jerry Fridrich and Albert H. Hooper, Jr., across premises as set out in instrument of record in Book 5229, page 183, said Register's Office, and permanent easement for driveway purposes located wholly on Lot 3 granted by agreement of record in Book 5548, page 262, said Register's Office.

This is improved property, known as: 2316 Sterling Avenue, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of October, 1995.

Mark F. Eberle

Emily N. Eberle

State of Tennessee
County of Davidson

On this 16th day of October, 1995, before me the undersigned authority, personally appeared **Mark F. Eberle** and **Emily N. Eberle**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 280500.00

Affiant

Sworn and subscribed before me on the 16th day of October, 1995.

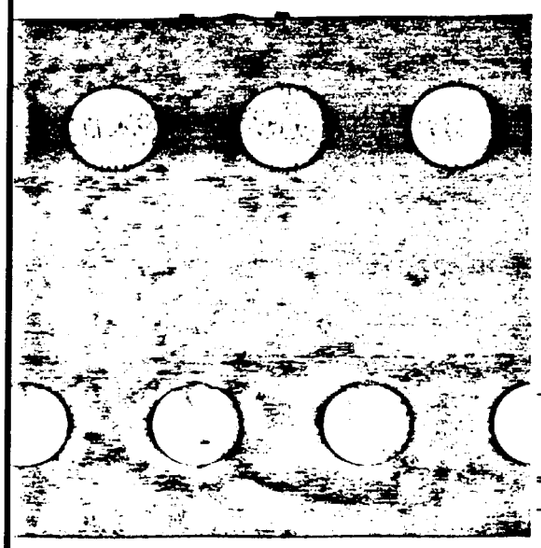
Notary Public

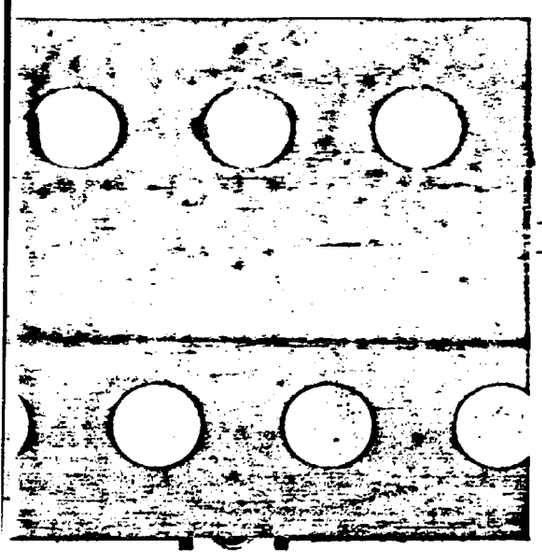
My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

95 OCT 17 AM 10:07
FELIX Z. HASSELL REGISTER
DAVIDSON COUNTY, TN.

0112831
IDENTIFICATION REFERENCE

7456 10/17 0101 03CHECK 1046.85





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9829 PG 744

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	
				280500.00
			CON TX	1037.85
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1046.85
			CHECK	1046.85
10/17/95	01	10:07	0001	7456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0112831
IDENTIF. & REFERENCE

95 OCT 17 AM 10: 07

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

No. 966386