WARRANTY DEED

STATE OF TENNESSEE BOOK 9577 PG 266
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Young (NAME)	Guaranty Trust Company (NAME)	82-3-321
1115 Pennock Avenue (ADDRESS)	726 South Church Street (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sandra J. Mooneyhan and Deborah E. Hutchings, sole heirs at law of Estate of Edna L. Edwards also known as Louise DeMoss Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy Young, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

95 DEC -4 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0128544

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Said property is not and has not been used as Grantors' principal residence.

unimproved ( )
This is improved (X) property, known as 1115 Pennock Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 hand s this 30th day of November 19 95

Sandra J. Mooneyhan
Sandra J. Mooneyhan

Deborah E. Hutchings
Deborah E. Hutchings

BOOK 9577 PG 267

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 Sandra J. Mooneyhan and Deborah E. Hutchings

the bargainor s, with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 30th day of November 19 95.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

EXHIBIT "A"

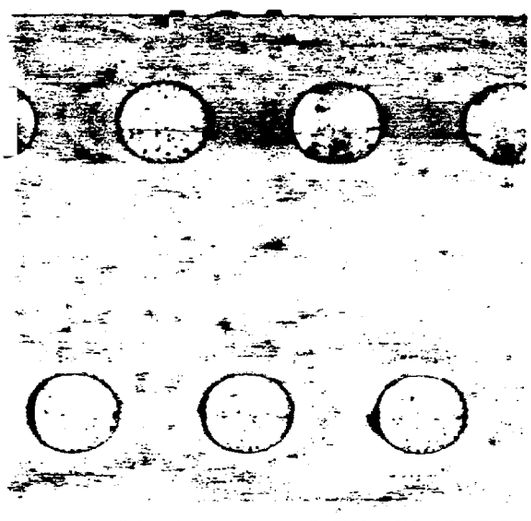
Land in the 20th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 34 in Crutcher Brothers Plan, being a subdivision of a part of the Lucy H. Lindsley property in East Nashville, as of record in Book 161, Page 158, Register's Office for said County.

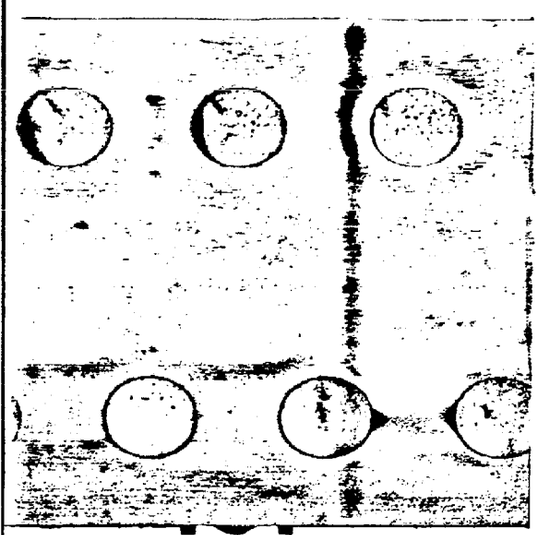
Said Lot No. 34 fronts 50 feet on the East side of Pennock Street, and runs back 153.1 feet on the south line and 153.68 feet on the north line to an alley.

Being the same property conveyed to Horace L. Edwards and wife, Louise D. Edwards by deed from Travis T. Gardner and wife, Josephine Easley Gardner of record in Book 1629, Page 449, Register's Office for Davidson County, Tennessee, the said Horace L. Edwards having since died and predeceased Louise Demoss Edwards, wherein said property vested in the Heirs at Law of Edna L. Edwards also known as Louise Demoss Edwards as evidenced by an Affidavit of Heirship of record in Book 9877, Page 264, Register's Office for Davidson County, Tennessee.

Louise D. Edwards, Louise Demoss Edwards, Edna L. Edwards, and Edna Louise Edwards are one and the same person.

4427 4/29/94 3:04 CHECK 155.45





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

RECEIVED OF _____

FOR _____

BOOK 9877 PG 269

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	38500.00
CON TX	142.45
PRFEE	1.00
MDEED	12.00
TOTAL	155.45
CHECK	155.45

12/04/95 01 14:36 0001 4427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0128544
IDENTIF. ↑ REFERENCE

95 DEC -4 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 982925