Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 9936 PG 323
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 96,000.00

James B. Edmondson
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 29th day of January 1996

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES B. EDMONDSON 1605 Shelby Avenue Nashville, Tennessee 37206	FT Mortgage Companies 111 Westwood Place #109 Brentwood, Tennessee 37027	MAP 83-13 PARCEL 490

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY SIX THOUSAND AND NO/100---------- ($ 96,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, ROSS CLUVER AND WIFE, CORA A. CLUVER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES B. EDMONDSON AND WIFE, SAMMIE K. HUFFMON EDMONDSON 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:

BEING Lot No. 113 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 113 fronts 50.0 feet on the northerly side of Shelby Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Ross Cluver and wife, Cora A. Cluver, by deed from James H. Hartline, Jr. and wife, Angelia G. Hartline, of record in Book 9007, page 162, Register's Office for Davidson County, Tennessee.

0146722
IDENTIF. & REFERENCE

96 FEB -2 AM 10:02
RECEIVED FOR RECORD
ELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

4091 02/02 0101 03CHECK 364.20

This is improved property known as 1605 Shelby Avenue, Nashville, Tennessee 37206

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves , their heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 29th day of January, 19 96 .

ROSS CLUVER

CORA A. CLUVER

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 ROSS CLUVER AND WIFE, CORA A. CLUVER, 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 this 29th day of January , 19 96 .

My Commission Expires: November 22, 1997

Notary Public

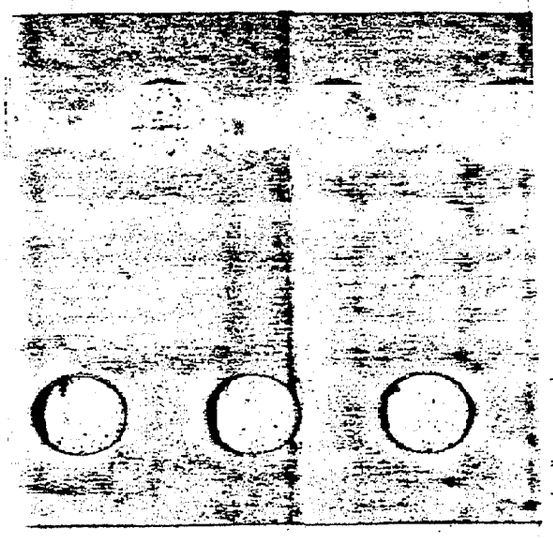
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

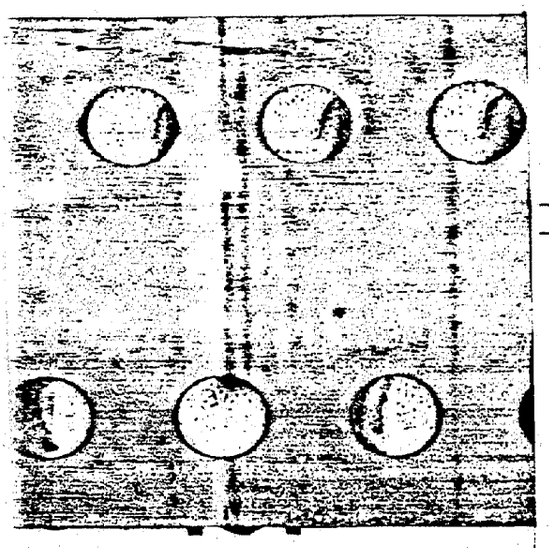
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____ , 19 ____.

My Commission Expires: _____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9936 PG 325

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	96000.00
CON TX	355.20
PRFEE	1.00
WDEED	8.00
TOTAL	364.20
CHECK	364.20

02/02/96 01 10:06 0001 4091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146722
IDENTIF. ↑ REFERENCE

96 FEB -2 AM 10:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1002327