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: (kd) Title No: 37083
Dav. Co. File: Box 8

BOOK 9937 PG 706

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dwaine L. Anderson Leilani Boulware Southard 420 Lynnwood Boulevard Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-15-90, BM 01155

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 **H. Wallace Edwards, Jr.** (individually, and as Executor of the estate of Thelma J. [Mrs. H. Wallace] Edwards) **and spouse, Elizabeth Pride Edwards,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dwaine L. Anderson and Leilani Boulware Southard, both unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, **as joint tenants, with rights of survivorship,** a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 100 and the northerly 50 feet of Lot No. 101 on the plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County.

SAID parts of Lots Nos. 100 and 101 front together 100 feet on the easterly side of Lynwood Boulevard and run back 400 feet, more or less, on the northerly line and 397 1/2 feet, more or less, on the southerly line to a dead line, measuring 100 feet thereon.

BEING the same property conveyed to H. W. Edwards and wife, Thelma Edwards by deed from P. M. Chaffin and wife, Ruby Chaffin of record in Book 2016, page 245, said Register's Office. The said H. W. Edwards predeceased Thelma Edwards and the will of Thelma J. (Mrs. H. Wallace) Edwards of record in Will Book 190, page 541, Probate Court Clerk's Office for Davidson County, Tennessee devised subject property to H. Wallace Edwards, Jr., granting of Letters Testamentary of record in Minute Book 382, page 703, Probate Court Clerk's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 420 Lynnwood Boulevard, Nashville, Tennessee 37205

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.

BOOK 9937 PG 707

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 26th day of January, 1996.

H. Wallace Edwards, Jr. — Elizabeth Pride Edwards

State of Tennessee
County of Davidson

On this 26th day of January, 1996, before me the undersigned authority, personally appeared **H. Wallace Edwards, Jr. and Elizabeth Pride Edwards,** 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.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

96 FEB -5 AM 10: 02
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0147110
IDENTIF. & REFERENCE

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: $ 280,000.00

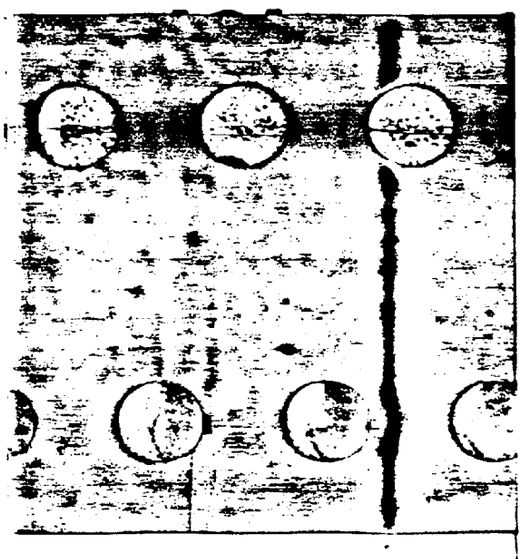
Affiant

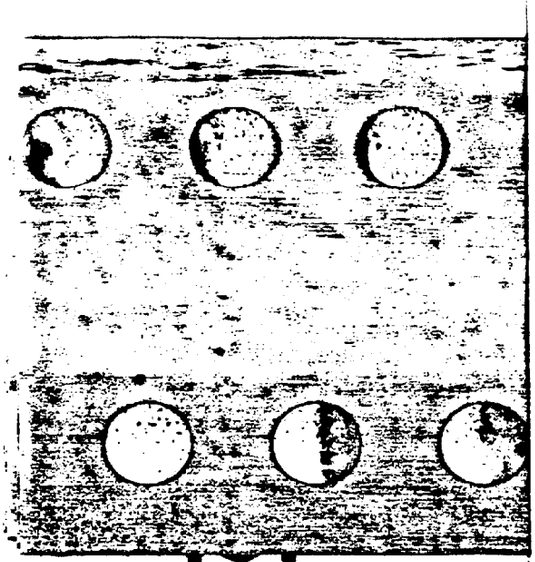
Sworn and subscribed before me on the 26th day of January, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

02/05 0101 03CHECK 1045.00





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

RECEIVED OF _____

FOR _____

BOOK 9937 PG 708

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 280000.00
CON TX 1036.00
PRFEE 1.00
WDFEE 8.00
TOTAL 1045.00
CHECK 1045.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/05/96 01 10:04 0001 4508

0147110
IDENTIF. # REFERENCE

96 FEB -5 AM 10:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1002739