THIS INSTRUMENT PREPARED BY:
HAYNES, WALKER & FREEMAN
Joe M. Haynes, Attorney
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BOOK 10053 PG 176

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
David Edgin, et ux 328 Hickory Street Madison, TN 37115	Same	Map 43-13 Parcel 317

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MOLINE RICHARDSON and husband, JESSIE RICHARDSON, have this day bargained and sold, and do hereby transfer and convey unto the said **DAVID M. EDGIN and wife, MARY E. EDGIN**, as tenants by the entirety, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 24 of Block "D" on the Map of Crittenden Estates, as of record in Book 974, page 69, said Register's Office, to which reference is made for a complete description.

Being the same property conveyed to Willard V. Denton, an unmarried man, by deed from Oliver H. Dale, et ux, in Book 4546, page 440, Register's Office, Davidson County, Tennessee. The said Willard V. Denton, died on 2/26/96 testate, and by his Last Will and Testament of record in Will Book 205, page 263 of Probate Court for Davidson County, Tennessee, said property was vested in Flora Denton for life with remainder to Moline Richardson. The said Flora Denton died on September 15, 1985. The said Jessie Richardson, husband of Moline Richardson, joins in this conveyance for the purpose of conveying all his marital rights, title, and interest in and to said property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $52,000.00
Subscribed and sworn to before me this 15th day of May, 1996.
My Commission Expires: 7/22/96

David M. Edgin
Affiant

Judy Callis
Notary Public

This is improved property located at 328 Hickory Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 15th day of May, 1996.

Moline Richardson
MOLINE RICHARDSON

Jessie Richardson
JESSIE RICHARDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

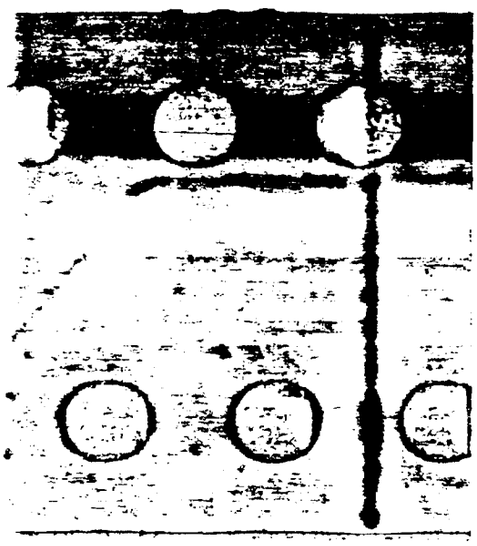
Personally appeared before me, JUDY CALLIS, a Notary Public in and for said County and State, **MOLINE RICHARDSON and husband, JESSIE RICHARDSON**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

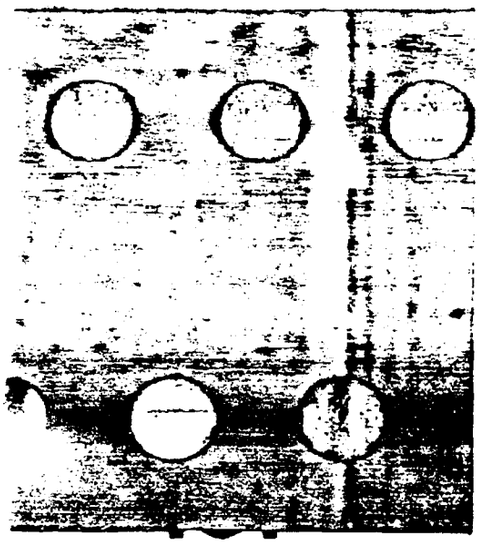
Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of May, 1996.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 9/2[illegible]

0182806
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

DEBT 52000.00
[illegible] 193.40
PRFEE 1.00
RECD 8.00
TOTAL 201.40
CHECK 201.40

[illegible] DL 10053 0001 2772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182806
IDENTIF. # REFERENCE

96 MAY 17 AM 10:46

[illegible]

No. 1040727