PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10127 PG 877

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 15th day of **July, 1996.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID M. EDGIN and MARY E. EDGIN, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said BRADY A. GENTRY and WENDY L. GENTRY, HUSBAND AND WIFE, herein referred to as Grantees, their successors, heirs and assigns, certain real estate in DAVIDSON, County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 328 HICKORY STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto.

Grantors further covenant and bind themselves, their successors, heirs and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

96 JUL 22 PM 1:18
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

David M Edgin
DAVID M. EDGIN
Signature of Seller

Mary E Edgin
MARY E. EDGIN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **DAVID M. EDGIN and MARY E. EDGIN, HUSBAND AND WIFE**, 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, at office, this **15th** day of **July, 1996.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TITLE 67/22 0101 SCHEDULE

235.00

020596 17

IDENTIFICATION REFERENCE

Name and Address of Property Owner:

BOOK 10127 PG 878

BRADY A. GENTRY and WENDY L. GENTRY
328 HICKORY STREET
MADISON, TN 37115

Property Address:

328 HICKORY STREET
MADISON, TN 37115

Person Responsible for Taxes:

BRADY A. GENTRY AND WIFE

Parcel #: MAP 43-13, PARCEL 317

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$60,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **July, 1996.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A' BOOK 10127 PG 879

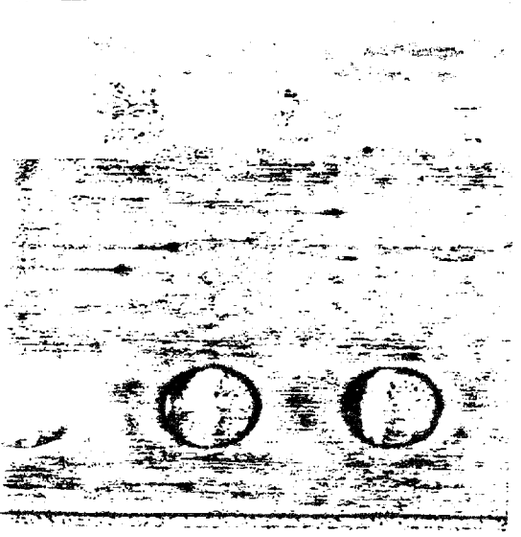
LAND in Davidson County, Tennessee, being Lot No. 24 of Block "D" on the Map of Crittenden Estates, as of record in Book 974, page 69, said Register's Office, to which reference is made for a complete description.

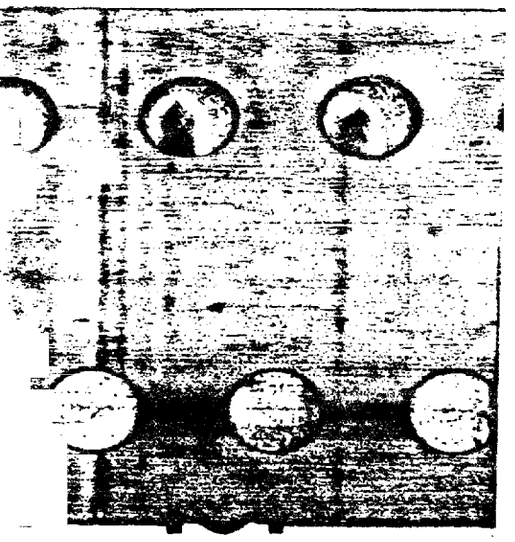
Being the same property conveyed to DAVID M. EDGIN and MARY E. EDGIN, HUSBAND AND WIFE, by Deed from MOLINE RICHARDSON AND HUSBAND, of record in Book 10053, page 176, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1996 and all future years constitute a lien, although the same are not yet due and payable (MAP 43-13, PARCEL 317, 431.38).

2. All matters set forth on the Plan of record in Book db&, page 69, Register's Office for Davidson County, Tennessee, including a 30-foot minimum building setback line from Hickory Street and any other easements, notes, restrictions, etc., as may be shown thereon.





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

RECEIVED OF _____

FOR _____ BOOK 10127 PG 880

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	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	1.00
ERR CO	
WDEED	1.00-
WDEED	12.00
TOTAL	235.00
CHECK	235.00

07/22/96 01 15:18 0001 7771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0205947
IDENTIFICATION REFERENCE

96 JUL 22 PM 1:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1065409