Box 17

WARRANTY DEED

BOOK 10168 PG 573

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 96

NOTARY PUBLIC Notary Public

MY COMMISSION EXPIRES: 5.24.97 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Edwards (NAME)	same (NAME)	MAP 187
30 BATTLERIDGE LANE (ADDRESS)	(ADDRESS)	PARCEL 100
NOLENSVILLE, TN. 37135 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	5D63754

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, James Douglas Brown and wife, Brenda Gail Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra Edwards and wife, Reginald B. Edwards

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:

Land in the 5th Civil District of Davidson County, State of Tennessee, bounded on the North by Tract #4-N of this survey; thence East by the property of Andy Burkitt, Tax Map 187, page 21; the South by Tract #3 of this survey; the West by Lucien Battle, Deed Book 2279, page 319. As described according to an unrecorded survey by Robert Francis, a licensed surveyor (License No. 669), dated January 24, 1986.

Tract 4S:
Beginning at nail in the center line of Battle Road in line with the center line of a 50 feet right of way used to ingress and egress to other tracts of this survey, said nail being the SW corner of Tract #1 of this survey, the SE corner of Tract #2 of this survey and further identified as North 88 deg. 13' 30" West 293.63 feet from the SW corner of Andy Burkitt; thence leaving center road and with center line of 50 foot right of way as follows North 3 deg. 00' East, 405.76 feet to a pin; thence North 14 deg. 38' 50" East 326.0 feet to a pin; thence North 55 deg. 44' 53" East, 225.0 feet to a pin; thence leaving center of right of way and with north line of Tract #1 of this survey South 83 deg. 08' East 50 feet to a pin in west fence of Andy Burkitt; thence with west fence of Burkitt, being east fence of right of way as follows North 3 deg. 08' East 631.6 feet to a pin by a post; thence North 3 deg. 25' East 124.6 feet to a pin; this being the SE corner of this tract and the beginning of this survey;

CONTINUED

This is unimproved (X) improved ( ) property, known as 30 Battleridge Lane, Nolensville, TN 37135
(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 26th day of August 19 96

James Douglas Brown

James Douglas Brown

Brenda Gail Brown

Brenda Gail Brown

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 James Douglas Brown and wife, Brenda Gail Brown

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 6th day of August 19 96.

NOTARY PUBLIC AT LARGE

Commission expires 5-24-97

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

LEGAL DESCRIPTION CONTINUATION

thence crossing right of way and with north line of Tract #3 of this survey North 86 deg. 56' West 257.55 feet to a pin and continuing 266.22 feet, in all 523.77 feet to a pin in east fence of Lucien Battle; thence with east fence of Battle North 04 deg. 44' 50" East 468.4 feet to pin, being the NW corner of this tract; thence South 86 deg. 57' 20" East 510.36 feet to a pin, this being the NE corner of this tract; thence with west fence of Andy Burkitt South 3 deg. 04' West 415.0 feet to a pin, thence South 3 deg. 25' West 53.4 feet to the beginning, containing 5.57 acres more or less.

Included with this tract is a 50 foot right of way for private roadway easement as recorded in Deed Book 6653, page 29, R.O.D.C., TN for ingress and egress and for the laying and maintenance of water lines as needed by tract owners and in addition a 15 foot easement for power and phone service and maintenance shall be maintained west of and adjoining the same roadway.

Being the same property conveyed to James Douglas Brown and wife, Gail Brown by deed from George E. Robinson and wife, Gail M. Robinson of record in Book 6873, page 474, and by Deed of Correction of record in Book 7861, page 646, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

This conveyance is subject to any and all existing easements of record.

Subject to private roadway easement of record in Book 6653, page 29, said Register's Office.

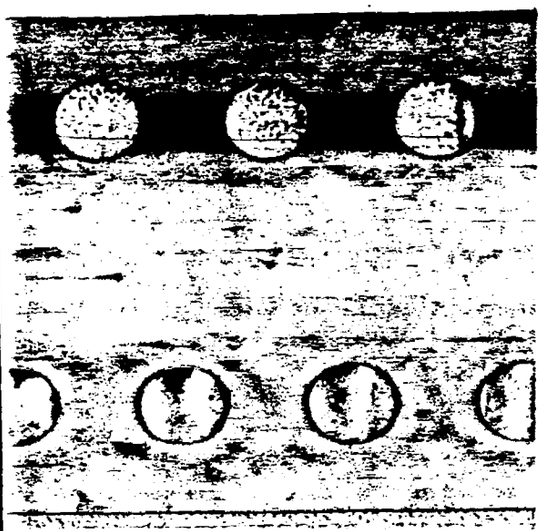
Subject to restrictions of record in Book 6653, page 27, said Register's Office.

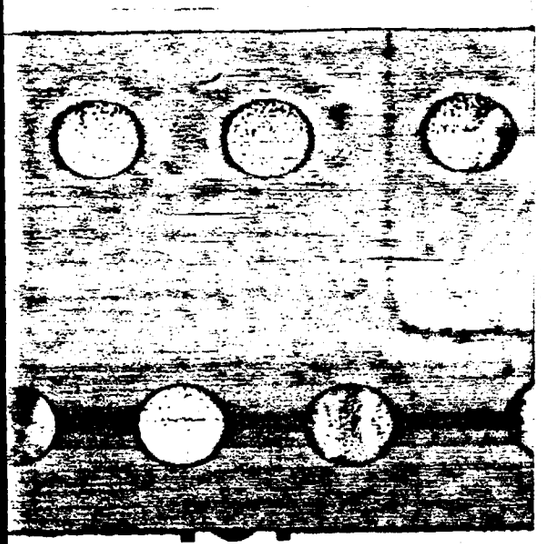
Subject to Land Owners Association created for the purpose of maintaining a private roadway and of record in Book 6653, page 29 and amended by instrument of record in Book 6683, page 645, R.O.D.C., TN.

0218541
IDENTIF. ↑ REFERENCE

96 AUG 27 AM 10:38
REGISTER
DAVIDSON COUNTY, TN.

1355 08/27 0101 03CHECK 227.60





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

RECEIVED OF _____

FOR _____

BOOK 10168 PG 576

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 12.00
TOTAL 227.60
CHECK 227.60

08/27/96 01 10:40 0001 1305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218541
IDENTIF. # REFERENCE

95 AUG 27 AM 10:38

REGISTER
DAVIDSON COUNTY, TN.

No.1023843