BOOK 1017 PG 930

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,500.00 James A. Montmarquet Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 96 Notary Public MY COMMISSION EXPIRES: My Commission Expires JAN. 24, 1998 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Montmarquet	First Trust Mortgage Company	MAP 090-12-0
(NAME)	(NAME)	
634 Westboro Drive	6525 Quail Hollow Road	PARCEL 226.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Memphis, Tennessee 38120	FB# 8DA 29921
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Charles J. Edens and wife, Linda Edens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Montmarquet, unmarried

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 Davidson County, Tennessee, being Lot No. 6 on the Plan of Westboro Subdivision, Section 5, as fo record in Book 3300, page 3, Register Office for Robertson County, Tennessee.

Said Lot. No. 6 fronts 50.0 feet on the easterly side of Westboro Drive and extends back between lines 183.0 feet on the northerly side and 186.0 feet on the southerly side to a line in the rear on which it measures 50.0 feet.

Being the same property conveyed to Charles J. Edens by deed from Thomas H. Sircy, unmarried, of record in Book 5425, page 913, Register's Office, Davidson County, Tennessee.

Linda Edens herein joins to convey any and all right and interest she may have; especially her marital rights.

96 SEP -5 AM 11:23
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
is improved (X) property, known as 634 Westboro Drive, Nashville, Tennessee 37209
(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 ~~my~~ our hand this 30th day of August 19 96

Charles J. Edens

Linda Edens

BOOK 1017 PG 951

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles J. Edens and wife, Linda Edens

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of August, 19 96.

Commission expires My Commission Expires JAN. 24, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

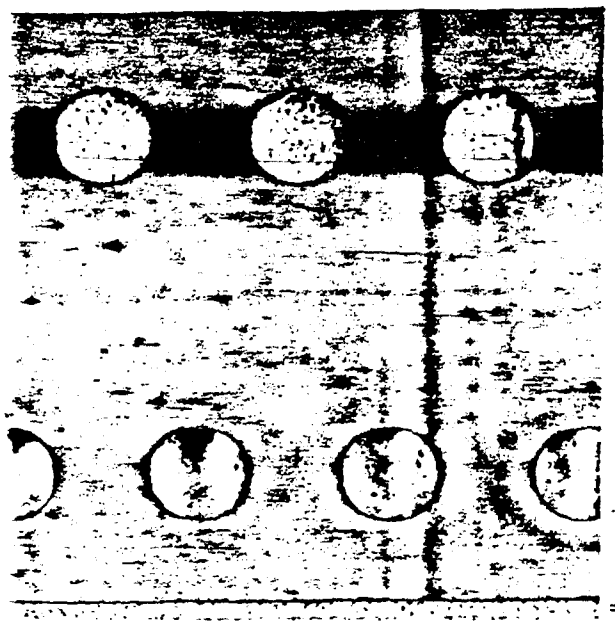
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

4657 09/05 0101 03CHECK 310.55



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

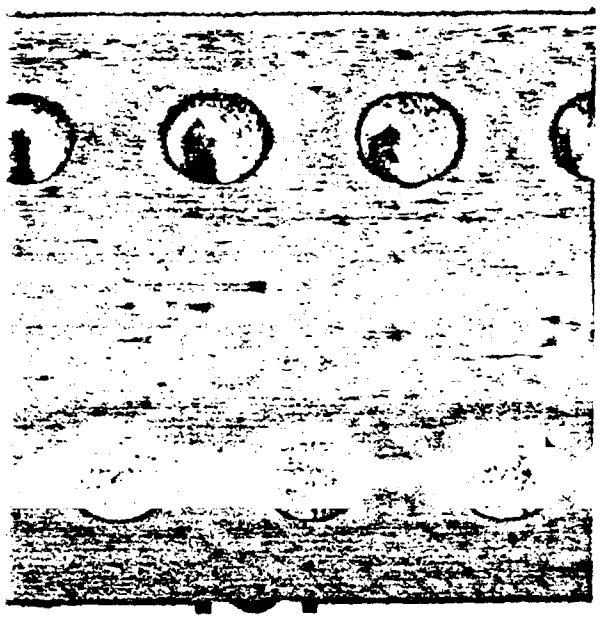
RECEIVED OF _____

FOR _____

BOOK 10179 PG 952

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 81500.00	
			CON TX 301.55	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 310.55	
			CHECK 310.55	
09/05/96	01	11:25	0001 4657	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02211700
IDENTIF. # REFERENCE

96 SEP -5 AM 11:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, T.N.

No. 1027157