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

BOOK 10474 PG 347

W & I Ref: (jb) Title No: 38778
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lauri O. Bini Scot A. Bini 1715 Green Hills Drive Nashville, Tennessee 37215	Countrywide Home Loans 718 Thompson Lane, Ste. 105 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 131-03-95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 202000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald Edwards, and wife, Carolyn Edwards, as Trustees for Howard Edwards, David Edwards, unmarried and Clark Wright-Edwards, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lauri O. Bini and spouse, Scot A. Bini,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lots No. 54 and 55 on the Map of the Second Subdivision of Green Hills of record in Plat Book 547, Page 139, Register's Office for said County.

SAID Lots No. 54 and 55 which is a corner lot, front and adjoin 70 feet on the southerly margin of Green Hills Avenue or Drive and fronts 91.6 feet to the easterly margin of Green Hills Drive, said frontages being joined by a curve having a length of 120 feet, and extends back 167.1 feet on the easterly line and 142 feet on the southerly line, to a point of intersection.

BEING the same property conveyed to Mildred Finley Edwards by deed from N.G. Bailey and wife, Virginia King Baily of record in Book 2445, Page 265, said Register's Office. The said Mildred Finley Edwards has since died. By will of record in Will Book 174, Page 201, Probate Court Clerks Office for Davidson County, Tennessee. Subject property was ordered to be sold and divided between Clark Edwards, David Edwards and Howard Edwards, by Co-Executors Deed of record in Book 8452, Page 853, said Register's Office. Donald Edwards and David Edwards, Co-Executors of the Estate of Mildred Finley Edwards, conveyed subject property to Donald Edwards and wife, Carolyn Edwards as Trustees for Howard Edwards, as appointed in the Will of Mildred Finley Edwards, a one-third undivided interest, to David Edwards, a one-third undivided interest, and to Clark Wright-Edwards, a one third undivided interest.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Ann Catherine Wright-Edwards, spouse of Clark Wright-Edwards, joins in the conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

This is improved property, known as: 1715 Green Hills Drive, Nashville, Tennessee 37215

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.

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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 30th day of May, 1997.

Donald Edwards, Trustee

Carolyn Edwards, Trustee

David Edwards

Clark Wright-Edwards

Ann Catherine Wright-Edwards

MARY ELIZABETH CAMERON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Comm. Expires 3/24/2001

State of Tennessee
County of Davidson

On this 30 day of May, 1997, before me the undersigned authority, personally appeared **Donald Edwards, Trustee**, 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. 5-28-2000

My Commission Expires: 3/24/2001 Mary Elizabeth Cameron Notary Public

My Commission Expires: March 24, 2001

State of Tennessee
County of Davidson

On this 30th day of May, 1997, before me the undersigned authority, personally appeared **Carolyn Edwards, Trustee**, 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. 5-28-2000

My Commission Expires: _____ Notary Public

97 JUN -2 PM 12:13
FELIX A. WILBURN REGISTER DAVIDSON COUNTY, TN.

03110660
IDENTIF. # REFERENCE

State of Tennessee
County of Davidson

On this 30th day of May, 1997, before me the undersigned authority, personally appeared **David 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. 5-28-2000

My Commission Expires: _____ Notary Public

State of Arizona
County of MARICOPA

On this 22nd day of May, 1997, before me the undersigned authority, personally appeared **Clark Wright-Edwards and Ann Catherine Wright-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.

Thelma J. Webster
Notary Public

OFFICIAL SEAL
THELMA J. WEBSTER
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Jan. 9, 2000

My Commission Expires: 1-9-2000

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: $ 202000.00

Lauri O Bini
Affiant

Sworn and subscribed before me on the 30th day of May, 1997.

Notary Public

My Commission Expires:

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

7389 06/02 0101 CHECK 760.40

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
			CAMT	
				202000.00
			CON TX	747.40
			PRFEE	1.00
			WDEED	12.00
			TOTAL	760.40
			CHECK	760.40
06/02/97	01		12:17 0001	7389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0310660
IDENTIF. ↑ REFERENCE

97 JUN -2 PM 12: 13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157335