WARRANTY DEED

BOOK 10755 PG 333

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 19 98

Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank G. Edmonson (NAME)	Huntington Mortgage Company (NAME)	Map 73-1
3909 Moss Rose Drive (ADDRESS)	C/O First American Real Est.Ser. (ADDRESS)	Parcel 231
Nashville, TN 37216 (CITY) (STATE) (ZIP)	150 Second Ave. North, S. 1220 (CITY) St. Petersburg, FL 33701 (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, Kirby H. Lunn, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank G. Edmonson

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. 26 on the Map of Moss Rose Heights Subdivision, Section No. 2, Extended, as of record in Book 1424, Page 109, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Moss Rose Drive at the corner of Lot Nos. 25 and 26; thence, with the line between said two lots westwardly 200 feet; thence, south 35 deg. 40' east 82.7 feet to the northerly margin of an unnamed street; thence, with the same eastwardly 180 feet to the beginning of a curve; thence, around said curve in a northeasterly direction 31.42 feet to the westerly margin of Moss Rose Drive; thence, with same northwardly 62.7 feet to the beginning.

Being the same property conveyed to Kirby H. Lunn, unmarried, by warranty deed from Billy G. Williams and wife, R. Jean Williams, and Everett A. Williams and wife, Patricia Williams, of record in Book 10277, Page 235, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 1153, PAGE 283, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO SEWER EASEMENT TO METROPOLITAN GOVERNMENT OF RECORD IN BOOK 4260, PAGE 502,* CONTINUED BELOW

unimproved ( )
This is improved (X) property, known as 3909 Moss Rose Drive, Nashville, TN 37216
(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 hand this 7th day of January 19 98

Kirby H. Lunn

*SAID REGISTER'S OFFICE AND SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AS SET FORTH ON PLAT OF RECORD IN BOOK 1424, PAGE 109, SAID REGISTER'S OFFICE.

BOOK 10755 PG 331

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 Kirby H. Lunn

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 Madison, Tennessee, this 7th day of January 19 98

Commission expires May 23, 1998

Marie L Bigby
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

03891.05
IDENTIFICATION REFERENCE

98 JAN 12 PM 2:44
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN 01/12 0101 03CHECK 414.15

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

RECEIVED OF _____

FOR _____

BOOK 10755 PG 335

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
109500.00
CON TX 405.15
PRFEE 1.00
WDEED 8.00
TOTAL 414.15
CHECK 414.15

01/12/98 01 14:42 0001 1254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

038405
IDENTIFICATION REFERENCE

98 JAN 12 PM 2:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1241909