BOOK 10769 PG 479

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,625.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. EDENS	NORTH AMERICAN MORTGAGE	MAP 147-16
(NAME)	(NAME)	
4909 Madeline Drive	3883 Airway Drive	PARCEL 115.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Santa Rosa, CA 95403	5DU-43153
(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, SHANNON CHRISTOPHER MENDELL AND WIFE, JENNIFER L. MENDELL AND ROBERT V. MENDELL AND WIFE, SUZANNE MENDELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. EDENS AND WIFE, JANICE R. EDENS

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. 318 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Shannon Christopher Mendell and Robert V. Mendell, by Deed from Rondal W. Davis and wife, Rebecca Davis, of record in Book 9416, Page 805, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2598, Page 491, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of ROBERT V. MENDELL AND SUZANNE MENDELL pursuant to a Power of Attorney executed by same on the 9th day of December, 1997, and being filed for record simultaneously herewith.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 4909 Madeline Drive, Nashville, TN 37211
(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 23rd day of January 19 98

SHANNON CHRISTOPHER MENDELL

JENNIFER L. MENDELL

ROBERT V. MENDELL

SUZANNE MENDELL

BY: JENNIFER L. MENDELL, ATTORNEY IN FACT

BY: JENNIFER L. MENDELL, ATTORNEY IN FACT

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 SHANNON CHRISTOPHER MENDELL AND WIFE, JENNIFER L. MENDELL

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 23rd day of January, 1998.

Commission expires May 27, 2001

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

CONTINUATION

SUZANNE MENDELL, spouse of the above named ROBERT V. MENDELL, and JENNIFER L. MENDELL, spouse of SHANNON CHRISTOPHER MENDELL join in this conveyance for the purpose of releasing any and all rights they may have in and to the above described property, especially their marital rights.

6070 01/27 0101 03CHECK 274.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of January, 1998, before me personally appeared JENNIFER L. MENDELL to me known to be the person who executed the foregoing instrument in behalf of ROBERT V. MENDELL AND WIFE, SUZANNE MENDELL and acknowledged that she executed the same as the free act and deed of said ROBERT V. MENDELL AND WIFE, SUZANNE MENDELL.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

My Commission expires: 5/27/01

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98 JAN 27 AM 9:19

0139346

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10769 PG 481

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	71625.00
CON TX	265.01
MOR TX	1.00
ERR CO	
MOR TX	1.00-
PRFEE	1.00
WDEED	8.00
TOTAL	274.01
CHECK	274.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/27/98 01 09:22 0001 6070

98 JAN 27 AM 9:19

D393846

IDENTIFICATION REFERENCE

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1246665