After Recording Return To:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167

BOOK 10779 PG 205

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION---------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **EWIN LARRY BRYAN, unmarried** , (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, **RALPH A. EDWARDS and wife, VELMA E. EDWARDS, as tenants by the entirety** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Lot No. 410 on the Plan of Charlotte Park, Section 25, as of record in Book 4300, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 410 fronts 75.0 feet on the easterly margin of Basswood Avenue and extends back 114.7 feet on the southerly line and 146.08 feet on the northerly line to a dead line in the rear on which it measures 81.20 feet.

Being the same property conveyed to Ewin Larry Bryan by deed from Alvin W. Terrell and wife Gladys B. Terrell, dated June 27, 1978, recorded June 28, 1978, of record in Book 5304, page 291, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matter shown on plan of record in Plat Book 4300, page 75, and to restrictive covenants of record in Book 4485, page 905, both in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 30th day of January, 19 98.

Ewin Larry Bryan
Ewin Larry Bryan

8815 02/03 0101 03CHECK 371.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Ewin Larry Bryan, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 30th day of January, 1998.

Melissa McBroom
Notary Public
My Commission Expires: _____

MELISSA Mc BROOM NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

My Commission Expires 1-22-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 98,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ralph A Edwards
Affiant

Subscribed and sworn to before me this 30th day of January 1998.

Melissa McBroom
Notary Public
My Commission Expires: _____

MELISSA Mc BROOM NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

My Commission Expires 1-22-99

MAP AND PARCEL NUMBERS: Map 90-11 Parcel 70.00

ADDRESS NEW OWNER:
Ralph A. Edwards and Velma L. Edwards
502 Basswood Drive
Nashville, TN

SEND TAX BILLS TO:
HomeComings Financial Network
12600 Whitewater Drive
Minnetonka, MN 55343

THIS INSTRUMENT PREPARED BY:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167
File # 98010033

98 FEB -3 AM 9:56

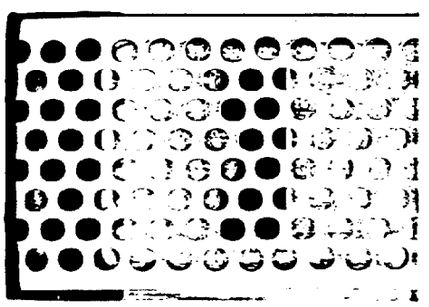
IDENTIFICATION REFERENCE

03964 36

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____ BOOK 10779 PG 207

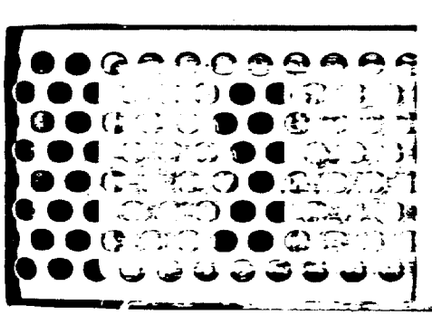
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	98000.00
CON TX	362.60
PRFEE	1.00
WDEED	8.00
TOTAL	371.60
CHECK	371.60

02/03/98 01 10:00 0001 8815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0396436
IDENTIF. & REFERENCE

98 FEB -3 AM 9:57

REGISTER
DAVIDSON CO. TN.

No.1249380