BOOK 10782 PG 56

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda M. Edwards	Source One Mortgage Services	72-16-138
(NAME)	(NAME)	
1418 Harwood Drive	27555 Farmington Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Farmington Hills, MI 48334-3357	
(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, Lonnie Joe Bivens and Sandra Gayle Whiteside and Jimmie O. Bivens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda M. Edwards

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. 2, Porter Heights, Part Four, as of record in Book 1424, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dortha Bell Bivens (Now Deceased), Lonnie Joe Bivens, Sandra Gayle Whiteside and Jimmie O. Bivens, as Tenants in Common by quitclaim deed from Dortha Bell Bivens (Now Deceased), of record in Book 9194, page 209, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Dortha Bell Bivens, Lonnie Joe Bivens, Sandra Gayle Whiteside and Jimmie O. Bivens, as Tenants in common. Dortha Bell Bivens has since died and title soley vested in Lonnie Joe Bivens, Sandra Gayle Whiteside and Jimmie O. Bivens.

Sandra Gayle Whiteside hereby certifies, warrants and covenats that she is one and the same person as Sandra Gayle (Bivens) Whiteside.

unimproved ( )
This is improved (X) property, known as 1418 Harwood Drive, Nashville, Tennessee 37206
(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 30th day of January 19 98

Lonnie Joe Bivens by Sandra Gayle (Bivens) Whiteside attorney in fact
Lonnie Joe Bivens

Jimmie O. Bivens

Sandra Gayle Whiteside
Sandra Gayle Whiteside

BK 10782 PG 57

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named ~~the undersigned~~ Sandra Gayle Whiteside and Jimmie O. Bivens

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 Brentwood Tennessee, this 30 day of January

Commission expires 6/23/98

Notary Public

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

9604 02/04 0101 03CHECK 284.65

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Gayle (Bivens) Whiteside, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lonnie Joe Bivens, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Lonnie Joe Bivens. WITNESS my hand and official seal at Brentwood, Tennessee, January 30, 1998.

Notary Public

My Commission Expires: 6/23/98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

98 FEB -4 AM 10:29
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE
0397173

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

RECEIVED OF _____

FOR _____

BOOK 10782 PG 58

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 74500.00
CON TX 275.65
PRFEE 1.00
WDEED 8.00
TOTAL 284.65
CHECK 284.65

02/04/98 01 10:37 0001 9604

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

039717'3
IDENTIFICATION/REFERENCE
98 FEB -4 AM 10: 30
DAVIDSON COUNTY, TN.

No. 1250163