STATE OF TENNESSEE
COUNTY OF Williamson

PG 1079 413

The actual consideration or value, whichever is greater, for this transfer is $ 132,500.00

Subscribed and sworn to before me, this the 18 day of February 1998

Hal E. Sauer
Affiant

My commission expires November 25, 2000 (Affix Seal)

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9821190 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	
ADDRESS OF NEW OWNER: Hal E. Sauer	SEND TAX BILLS TO: New Owner
633 Elaine Drive	
STREET ADDRESS Nashville, TN 37211	STREET ADDRESS
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 133-13-50	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Henry Edwards and wife, Starla L. Edwards

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Hal E. Sauer

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 136 on the Plan of Abbay Hall, Section I, of record in Plat Book 2331 at page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Henry Edwards and wife, Starla L. Edwards by Deed of record in Book 8779 page 247, Register's office for said County.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

0401868
IDENTIF. & REFERENCE
98FEB 18 PM 1:17
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

4675 02/18 0101 03CHECK 499.25

THIS IS IMPROVED PROPERTY KNOWN AS 4713 Vicar Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 18 day of February , 1998

Henry Edwards

Starla L. Edwards

BOOK 10798 PG 414

State of Tennessee
County of Williamson

On this 18 day of February , 1998 , before me personally appeared Henry Edwards & Starla L. Edwards to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

JOAN S. ROBERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of

My Commission Expires November 25, 2000

On this 18 day of February , 1998 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10798 PG 115

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 132500.00	
			CON TX 490.25	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 499.25	
			CHECK 499.25	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/18/98 01 1571B 0001 4675

0401868

IDENTIF. & REFERENCE

98 FEB 18 PM 1:17

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1255178