BOOK 10855 PG 867

WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES
FILE BOX "7"
(36473)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Tina M. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 19 98

Notary Public

MY COMMISSION EXPIRES: 4-19-98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
Fred T. Bell, Attorney-at-Law, 1410 Kensington Sq. Ct., Ste.104, Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tina Marie Miller (NAME)	First Republic Mortgage Corp. (NAME)	161-111-A
331 Huntington Ridge Drive (ADDRESS)	3212 West End Avenue, Ste. 500 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Estate of Lamar Edwards (Lamar Michael Edwards, Brenda Marie Edwards Schmeidler, Birdie Agnes Edwards Hubbard and Eura Edwards Wiley, heirs at law

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tina Marie Miller

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 all of Unit (Lot) No. 180, Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

** Being the same property conveyed to Lamar Edwards, unmarried (the said Lamar Edwards is deceased and was unmarried at the time of his death leaving the said property to his heirs; Brenda Marie Edwards Schmeidler, Eura Edwards Wiley, Birdie Agnes Edwards Hubbard and Lamar Michael Edwards, according to The Last Will and Testament of Lamar Edwards of record in the Probate Court for Davidson County, Tennessee and known as Docket Number 97P837) by deed of record in Book 6831, Page 800, Register's Office for said County.

This instrument is executed on behalf of Brenda Marie Edwards Schmeidler, Birdie Agnes Edwards Hubbard and Eura Edwards Wiley by Lamar Michael Edwards as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10855, Pages 861, Register's Office for said County.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Huntington Ridge Townhouses, as said areas are set forth and defined in the Restrictive

CONTINUED

unimproved ( )
This is improved (X) property, known as 331 Huntington Ridge Drive, Nashville, Tennessee 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 my hand this 25th day of March, 19 98

Lamar Michael Edwards by Brenda Marie Edwards Schmeidler, by Atty-in-Fact
Lamar Michael Edwards — Brenda Marie Edwards Schmeidler, BY: Attorney-in-Fact

Birdie Agnes Edwards Hubbard, by: Atty-in-fact Lamar Michael Edwards
Birdie Agnes Edwards Hubbard, BY: Attorney-in-Fact

Eura Edwards Wiley, by: Atty-in-Fact Lamar Michael Edwards
Eura Edwards Wiley, BY: Attorney-in-Fact

BOOK 10855 PG 868

STATE OF GEORGIA
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lamar Michael Edwards

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 Atlanta Georgia this 24th day of March 19 98

Commission expires OCT 1998

Notary Public

STATE OF GEORGIA
COUNTY OF DEKALB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lamar Michael Edwards, the bargainor (with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged under oath that he executed the within instrument for the purposes therein contained on behalf of Brenda Marie Edwards Schmeidler, Birdie Agnes Edwards Hubbard and Eura Edwards Wiley by virtue of that Power of Attorney executed by the said Brenda Marie Edwards Schmeidler, Birdie Agnes Edwards Hubbard and Eura Edwards Wiley.

Witness my hand and official seal at Nations Bank, Atlanta Georgia, this the 24th day of March, 1998.

Notary Public

My Commission Expires: OCT 1998

LEGAL DESCRIPTION CONTINUATION

Covenants of record in Book 4729, Page 687 and Book 4889, Page 905 and Book 5394, Page 243 , Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

1253 03/26 0101 03CHECK 316.10

98 MAR 26 PM 2:51
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

04 17245
IDENTIF. # REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10855 PG 869

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	83000.00
CON TX	307.10
PRFEE	1.00
WDEED	8.00
TOTAL	316.10
CHECK	316.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/26/98 01 14:51 0001 1253

0417245
IDENTIF. # REFERENCE

98 MAR 26 PM 2:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1271538