BOOK 10868 PG 543

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Marion B. Mixon
Affiant

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

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BERTIE JO W... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glandy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion B. Mixon (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	15DZ 49805
2105 Cooper Lane (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	73-5-143
Nashville, TN 37216 (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, Hazel Moore Edwards, Executrix and devisee under the Last Will and Testament of Jonas Edwards, deceased, and James W. Edwards and wife, Martha Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marion B. Mixon and wife, Frankie J. Mixon

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. 3 on the Plan of Riverwood Heights, Section 7, as of record in Book 2854, Page 34, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 100 feet on the nortwesterly side of Cooper Lane and runs back between lines, 137.1 feet on the southeasterly side, and 170 feet on the northwesterly side, to a line in the rear measuring 105.2 feet thereon.

Being the same property conveyed to Jonas Edwards and James W. Edwards by QuitClaim Deed from Rose M. Jones and husband O. P. Jones, of record in Book 8330, Page 374, Register's Office for said County. The said Jonas Edwards having since died testate and pursuant to the Last Will and Testament of the said Jonas Edwards, deceased, subject property was devised to Hazel Moore Edwards.

Martha Edwards, spouse of James W. Edwards, joins in the conveyance for the express purpose of relinquishing all marital rights she has in subject property now or in the future.

James M. Edwards excutes this instrument as Attorney In Fact for James W. Edwards and Martha Edwards pursuant to Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 2105 Cooper Lane, Nashville, TN 37216
(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 30th day of March 19 98

Hazel Moore Edwards
Hazel Moore Edwards

Hazel Moore Edwards
Hazel Moore Edwards, Executrix

James W. Edwards
By: James M. Edwards, Atty-in-Fact

Martha Edwards
By: James M. Edwards, Atty-in-Fact

DCTN01W 12/88 1-800-626-5422

BOOK 10868 PG 544

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 Hazel Moore Edwards

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of March, 1998.

Commission expires 11-27-99

Notary Public

BERTIE JO WHITAKER 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____.

4670 04/02 0101 OSCHEDI 333.00

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES M. EDWARDS, to me known to be the person who executed the foregoing on behalf of JAMES W. EDWARDS, and acknowledged that he executed the same as the free act and deed of the said JAMES W. EDWARDS.

Witness my hand and seal at Goodlettsville, Tennessee.

NOTARY PUBLIC

My commission expires: 11-27-99

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES M. EDWARDS, to me known to be the person who executed the foregoing instrument on behalf of MARTHA EDWARDS, and acknowledged that he executed the same as the free act and deed of the said MARTHA EDWARDS.

Witness my hand and seal at Goodlettsville, Tennessee.

My commission expires: 11-27-99

NOTARY PUBLIC

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

042050 I
IDENTIF. ↑ REFERENCE

98 APR -2 PM 1:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

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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

CAPT 85000.00
CON TX 314.50
PRFEE 1.00
MISCEL 5.00
TOTAL 320.50
CHECK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0420501
IDENTIF. # REFERENCE
98 APR -2 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1274926