FILE BOX 45

BOOK 11001 PAGE 881

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Dr[illegible]ashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Lunn	Source One Mortgage Services	MAP 95-9
(NAME)	(NAME)	
2000 Lebanon Pike	27555 Farmington Road	PARCEL 19
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	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, William King Edwards, Sr., Executor of the Estate of Bessie Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Lunn and wife, Janet K. Lunn

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:

BEING Lot No. 91, on the Map of Creekside Heights, of record in Book 2663, Pages 114 and 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEGINNING at a point in the northerly margin of the Lebanon Pike, at the corner of Lots Nos. 61 and 91; thence with the line between said lots, northerly 113.08 feet to the center line of a TVA Transmission line; thence with the center line of said Transmission line, westwardly 294.6 feet to the easterly margin of Wilowen Drive; thence with the easterly margin of said drive, southerly 108.39 feet to a concrete monument, and continuing southerly 96.29 feet to another concrete monument at the beginning of a curve; thence around said curve, in a southeasterly direction, 39.2 feet to a concrete monument on the northerly margin of Lebanon Pike; thence with the northerly margin of said Pike, easterly 253.08 feet to the point of beginning.

BEING the same property conveyed to C. Louise Edwards, Bessie L. Edwards and Lillian M. Edwards by deed from Carl Batson, Inc., of record in Book 2878, Page 73, Register's Office for said County. The said C. Louise Edwards, Bessie*

This conveyance is subject to Restrictive Covenants of record in Book 2876, Page 599 and Book 2879, Page 441 Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2000 Lebanon Pike, Nashville, TN 37210
(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 29th day of June, 19 98

William King Edwards, Sr.

*L. Edwards and Lillian M. Edwards now being deceased. C. Louise Edwards and Lillian M. Edwards predeceased Bessie L. Edwards. William King Edwards, Jr. is the Executor of the Estate of Bessie L. Edwards and the sole heir.
last

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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 William King Edwards, Sr. Executor of the Estate of Bessie 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 Nashville, Tennessee, this 29th day of June, 19 98

Commission expires 3/26/01

Notary Public

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 and _____ 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

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

B551 07/01 0101 03CHECK 529.00

04577714

IDENTIFICATION REFERENCE

98 JUL -1 PM 3:04

REGISTER'S OFFICE
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
				140000.00
			CON TX	518.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	529.00
			CHECK	529.00

07/01/98 01 15:05 0001 8551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457774

IDENTIF. # REFERENCE

98 JUL -1 PM 3:05

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1314331