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PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 40086
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ross Daniel Edwards Suzanne Knight Edwards 4007 Estes Road Nashville, TN 37215	NationsBanc Mortgage Corporation P.O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 116-16-61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 347,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. Barclay and spouse, Wendy H. Barclay,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ross Daniel Edwards and spouse, Suzanne Knight Edwards,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1 on the map of Evergreen Heights, as of record in Book 1130, Page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 100 feet on the westerly side of Estes Avenue and runs back between parallel lines, 300 feet to a dead line.

BEING the same property conveyed to John W. Barclay and wife, Wendy H. Barclay by deed from John A. Thorpe, unmarried of record in Book 9746, Page 901, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 19, said Register's Office, which Plan shows a 100 foot minimum building setback line from estes Avenue and 10 foot easement for public utility purposes along the rear line of said lot. Mortgage Loan Inspection by John Kohl & Company, P.C., dated July 8, 1998 discloses that shed encroaches onto the adjoining lot and that the neighbor's block pits encroach onto said lot.

This is improved property, known as: 4007 Estes Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of July, 1998.

John W. Barclay

Wendy H. Barclay

State of Tennessee
County of Davidson

On this 8th day of July, 1998, before me the undersigned authority, personally appeared **John W. Barclay** and **Wendy H. Barclay**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 347,500.00

Affiant

Sworn and subscribed before me on the 9th day of July, 1998.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

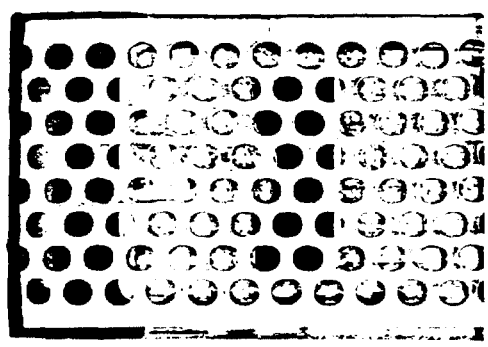
04609444
IDENTIF. & REFERENCE

98 JUL 10 AM 10:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1921 07/10 0101 03CHECK 1296.75

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

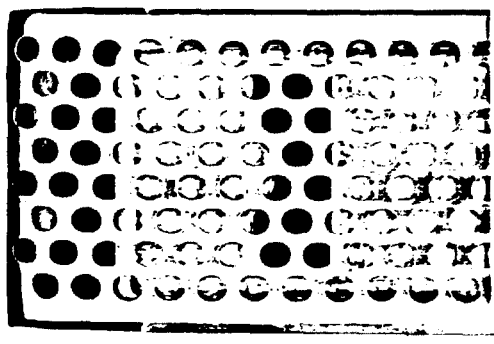
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 347500.00
CON TX 1285.75
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 1296.75
CHECK 1296.75
07/10/98 01 10:25 0001 1921

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0460944
IDENTIF. # REFERENCE

98 JUL 10 AM 10:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1317635