BOOK 11134 PAGE 36

26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sandra Carter 6314 Robertson Avenue Nashville, TN 37209	Mortgage Portfolio Services 4144 N Central Expressway Ste 900 Dallas, TX 75204	Map 90-8 Parcels 171

This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 98-09-8058

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Ralph A. Edwards and wife, Velma E. Edwards, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Sandra Carter, unmarried (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Gaileywood Subdivision, as of record in Book 2663, page 123, Regsiter's Office.

Said Lot No. 10 fronts 60 feet on the northerly side of Robertson Road and runs back 130 feet on the easterly line and 107.6 feet on the westerly line to a dead line in the rear, measuring 64.1 feet thereon.

Being the same property conveyed to Ralph A. Edwards and wife, Velma E. Edwards by Warranty Deed from Susan Elaine Hall n/k/a Susan Elaine Trent, a single person of record in Book 10925, page 251, Register's Office of Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record as followed:

1. Restrictive Covenants contained of in Book 2882, page 133, Book 2921, page 83, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 6314 Robertson Avenue, Nashville, TN 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $81,500.00.

Sandra Lee Carter
Affiant

Subscribed and sworn to before me this 24th day of September, 1998.

Joyce V. Farrell
Notary Public

My Commission Expires: 9/23/2000

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

98 SEP 30 PM 2:27
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

049486
IDENTIF. + REFERENCE

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of September, 1998.

Ralph A. Edwards
Ralph A. Edwards

Velma E. Edwards
Velma E. Edwards

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 **Ralph A. Edwards and wife, Velma E. Edwards**, the bargainors, 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 24th day of September, 1998.

Joseph V. Ferrelli
NOTARY PUBLIC

My Commission Expires: 9/23/2002

7389 09/30 0101 03CHECK 312.55

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

BOOK 11134 PAGE 38

RECEIVED OF _____

FOR _____

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 81500.00
				CON TX 301.55
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 312.55
				CHECK 312.55
		09/30/98	01	14:28 0001 7389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0494086
IDENTIF. ↑ REFERENCE

98 SEP 30 PM 2:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1352696