BOOK 11158 PAGE 303

Send tax bills to:

Ralph A. Edwards
1221 Alfred Dr.
Nashville, TN 37205

Address of New Owner(s):

Helen J. Edwards, Trustee
60 Lester Ave. Apt 306
Nashville, TN. 37210

This instrument prepared by:

Michael W. Ferrell
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Map: 119-1
Group:
Parcel: 391
Improved: X
Unimproved:

98 OCT 16 AM 9:23
REGISTER
DAVIDSON COUNTY, TN.

0500416

IDENTIFICATION REFERENCE

MAIL ENV.

WARRANTY DEED

THIS INDENTURE made and entered into on this the 14th day of October, 1998, by and between **FIRST CHOICE INVESTMENTS INC., a Tennessee corporation**, hereinafter referred to as the GRANTOR, and **HELEN J. EDWARDS, Trustee, with full power to sell, transfer, lease, encumber, mortgage or convey without the joinder of any beneficiary**, hereinafter referred to as the GRANTEE.

WITNESS, That 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 which is hereby acknowledged, the said GRANTOR has this day bargained and sold and by these presents does transfer and convey unto the said GRANTEE, her successors and assigns, the following described tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 79 in Overhill City and W. H. Fox's Subdivision of Lots 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, a Plan of which subdivision is of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 50 feet on the southerly side of Oriel Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to First Choice Investments Inc. by Deed of record in Book 11122, Page 508, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEE, her successors and assigns, forever; and the said GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple; has a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTOR further covenants and binds itself, its representatives and assigns, to warrant and forever defend the title to said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS MY HAND on this the day and date first above written.

FIRST CHOICE INVESTMENTS INC.

By: Thomas H. Yeargan Pres.
THOMAS H. YEARGAN
President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared THOMAS H. YEARGAN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the President of FIRST CHOICE INVESTMENTS INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said THOMAS H. YEARGAN as such President.

Witness my hand and official seal on this the 14th day of October, 1998.

Donnie Carver
Notary Public

DONNIE CARVER NOTARY PUBLIC AT LARGE WILSON CO TENN.

My Commission Expires: 7-11-99

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $48,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 14th day of October, 1998.

Donnie Carver
Notary Public

DONNIE CARVER NOTARY PUBLIC AT LARGE WILSON CO TENN.

My Commission Expires: 7-11-99

1114 14:16 01/07/98 CHECK 190.45

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

RECEIVED OF _____

FOR _____

BOOK 11158 PAGE 305

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 48500.00
CON TX 179.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 190.45
CHECK 190.45

10/16/98 01 09:26 0001 4114

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0500416
IDENTIF. & REFERENCE

98 OCT 16 AM 9:23
REGISTER
DAVIDSON COUNTY, TN.

No. 1359344