0502177

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 OCT 21 AM 10:52

[illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (mec/sk) Title No: 40393
Dav. Co. File: Box 8

BOOK 11164 PAGE 111

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Harold D. Edwards Patricia L. Edwards 104 Sheffield Court Nashville, TN 37215	Franklin American Mortgage Company 214 Overlook Court, Suite 150 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 131-9-B-8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 347500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sam L. Cook, III and spouse, Mildred J. Cook,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harold D. Edwards and spouse, Patricia L. 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 8 of Sheffield Condominiums, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 474, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Sam L. Cook, III and wife, Mildred J. Cook by deed from Betty Johnson and husband, William W. Johnson, Jr. of record in Book 9005, Page 39, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 474, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5996, Page 812, Book 5996, Page 818, Book 6010, Page 663, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 104 Sheffield Court, 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.

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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 16th day of October, 1998.

Sam L. Cook, III

Mildred J. Cook

State of Tennessee
County of Davidson

On this 16th day of October, 1998, before me the undersigned authority, personally appeared **Sam L. Cook, III** and **Mildred J. Cook**, 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

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

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: $ 347500.00

Affiant

Sworn and subscribed before me on the 16th day of October, 1998.

My Commission Expires: _____ Notary Public

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

5994 10/21 0101 03CHECK 1296.7

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11164 PAGE 113

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
			WDEED	1.00
			ERR	CO
			WDEED	1.00-
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	1296.75
			CHECK	1296.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/21/98 03 10:55 0001 5994

0502177
IDENTIF. # REFERENCE

98 OCT 21 AM 10:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1360997