FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#16265

WARRANTY DEED

BOOK 11379 PG. 11

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~DAVID C. EDWARDS~~ (NAME)	SUNSHINE MORTGAGE CORPORATION (NAME)	MAP 300-3
~~606 Westview Avenue~~ (STREET ADDRESS OR ROUTE NUMBER)	~~P. O. Box 9274~~ (STREET ADDRESS)	PARCEL 49
~~Nashville~~ (CITY) ~~Tennessee~~ (STATE) ~~37205~~ (P. O. ZIP)	Marietta (CITY) Georgia (STATE) 30065 (ZIP)	FB# BM 2870

FOR AND IN 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,

~~MILDRED LEWIS HENRY, UNMARRIED~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~DAVID C. EDWARDS AND WIFE, ASHLEY W. EDWARDS~~

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being parts of Lots No. 157 and 159 on the map of Royal Oaks Land Company's Subdivision of the Baker Tract and of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and being parts of Lots Nos. 20 and 21, Block 10, part of an unnamed street, and parts of Lots Nos. 1 and 2, Block 11, on the Plan of a resubdivision of part of said Royal Oaks Subdivision, of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, and being shown as part of Lots Nos. 157 ad 159 on an unrecorded plan of said Royal Oaks Subdivision by W.S. Southgate, Surveyor, and described according to a copy of a survey made by T.R. Sanford and Norris H. Hickerson, described as follows:

Beginning at an iron pin in the easterly margin of Westview Avenue, said point being 30 feet south of an iron pin at the southwest corner of the property formerly owned by L.W. Cherry but now owned by Dr. C.O. Rhea, said point being 30 feet south of the northwest corner of the property conveyed to Dr. C.O. Rhea, Jr. and wife, by Royal Oaks Land Co.; thence along the margin of Westview Avenue south 5 deg. west 245 min. to an iron pin; thence south 85 deg. East 200 deg. to an iron pin; thence north 5 deg. East 245 min. to an iron pin which is 30 feet south of an inner corner of the property conveyed to Rhea and wife by deed from Royal Oaks Land Co.; thence westerly and parallel to and 30 feet south of the line of said property conveyed to Rhea by deed from Royal Oaks Land Co. 200 feet to the beginning.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Easement of record in Book 5787, page 288, and in Book 7629, page 384; and (3) All matters appearing on the Plan of record in Plat Book 421, pages 102 and 103, said Register's Office.

99 MAR 10 AM 10:55

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unimproved ( )
This is improved (XX) property, known as 606 Westview Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of March, 19 99.

Mildred Lewis Henry

MILDRED LEWIS HENRY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILDRED LEWIS HENRY with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 3rd day of March, 19 99.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

6945 03/11 0101 03CHECK 1565.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 19 99.

MY COMMISSION EXPIRES: AT LARGE (AFFIX SEAL)

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

MILDRED LEWIS HENRY, UNMARRIED

TO

DAVID C. EDWARDS AND WIFE,
ASHLEY W. EDWARDS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11379 PG. 13

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0559522

ENTER # REFERENCE

99 MAR 11 AM 9:55

CAMT	420000.00
CON TX	1554.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1565.00
CHECK	1565.00

03/11/99 01 09:54 0001 6945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436088