STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $96,300.00.

James M. Edgar
AFFIANT

Subscribed and sworn to before me, this 29th day of October, 1999.

Notary Public

My Commission Expires: 10-25-2003

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Address New Owners As Follows:
James M. Edgar
516 Tuscarora Drive
Antioch, TN 37013

Send Tax Bills To:
CTX Mortgage Co.
P.O. Box 199000
Dallas, TX 75219-9000

Map-Parcel Number:
162-3-306

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEE W. MAXWELL AND WIFE, PATRICIA M. MAXWELL** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES M. EDGAR AND WIFE, MARY LOU EDGAR**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Haywood Hills, Section 3, as of record in Book 4460, pages 164 and 165, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Lee W. Maxwell and wife, Patricia M. Maxwell by deed from Jerry Vanderhei and wife, Kathleen Vanderhei, of record in Book 5136, page 171, Register's Office for said County.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1999 Metro County taxes, which have been prorated and shall be paid by Grantees. By acceptance of delivery of this instrument, Grantees agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

06523329
1999 NOV 31 AM 10:11
MARTHA M. HAYNES
REGISTER
TAX 367.35
RECORDING FEE 11.00
DP FEE 2.00
TOTAL 380.35

124123.1

2. Matters shown on the Plan of record in Book 4460, pages 164 and 165, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants recorded in Book 4691, page 670, Register's Office for Davidson County, Tennessee.

4. Permanent Grant of Access Easement of record in Book 4877, page 36, Register's Office for Davidson County, Tennessee.

This is improved property known as 516 Tuscarora Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and they covenant with the said Grantees that they 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 further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person 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.

WITNESS our hands this 29th day of October, 1999.

Lee W. Maxwell
Lee W. Maxwell

Patricia M. Maxwell
Patricia M. Maxwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEE W. MAXWELL AND PATRICIA M. MAXWELL**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of October, 1999.

Notary Public

My Commission Expires: 10/25/2003

124123.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0652326

REFERENCE

93 JUL -1 AM 10:31

BOOK 11724 PAGE 216

CHRT	300.00
CON TX	356.31
PRFEE	1.00
MRTG	8.00
CFEE	2.00
TOTAL	367.31
CHECK	367.31

11 01 93 01 10:32 3001 5945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1533693