Davidson County DEEDWARR
Recvd: 10/31/00 08:54 3pgs
Fees:15.00 Taxes:582.75
20001031-0107714

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 17542

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $157,500.00.

J. Jefferson Edwards
Affiant

Subscribed and sworn to before me, this 26th day of OCTOBER, 2000.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Meghan Molnar	First Horizon Home Loan Corporation	MAP 104-6-P
3313 Fairmont Drive, #6	P.O. Box 19664	PAR 6.00 CO
Nashville, Tennessee 37203	Irvine, California 92633-9664	FB 21W 13520

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, J. JEFFERSON EDWARDS, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MEGHAN MOLNAR, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3313 Fairmont Drive, #6, Nashville, Tennessee 37203.

Julianne M. Edwards, the spouse of J. Jefferson Edwards, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said J. Jefferson Edwards.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of OCTOBER, 2000.

J. Jefferson Edwards
J. JEFFERSON EDWARDS

Julianne M. Edwards
JULIANNE M. EDWARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JULIANNE M. EDWARDS, 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 26th day of OCTOBER, 2000.

KELLEY RICH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5-27-2001

Kelley Rich
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. JEFFERSON EDWARDS, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of OCTOBER, 2000.

My Commission Expires: _____

Notary Public

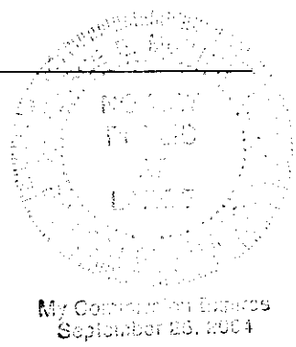


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 6 on the Plan of Beacon Row Condominiums of record in Plat Book 9700, page 678, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Beacon Row Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 10910, page 335, amended in Book 10991, page 926 and in Book 11440, page 906, said Register's Office.

Being the same property conveyed to J. Jefferson Edwards by deed from Edwin B. Raskin, Trustee of record in Book 11538, page 969, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 581, page 355, Book 10910, page 355, amended in Book 10991, page 926, and in Book 11440, page 906; and (2) All matters appearing on the Plan of record in Plat Book 9700, page 678, said Register's Office.