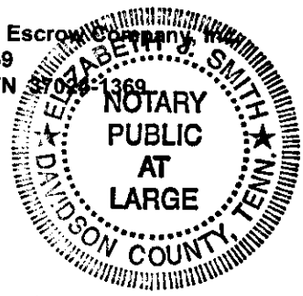
01

Realty 42 A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369



My Commission Expires
November 29, 2003

Davidson County DEEDWARR
Recvd: 12/19/00 10:30 2pgs
Fees:11.00 Taxes:518.00



20001219-0124247

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2000.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Erica M. Edwards 6535 Cougar Drive Nashville,TN 37209	Cendant Mortgage Corporation 3000 Leadenhall Road Mt. Laurel, NJ 08054	102-4-210

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phil Cannady and Glenda McGrady, as devisees under the will of Franklin Glenn Cannady, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Erica M. Edwards and husband, Thomas M. Edwards hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Lot No. 778 on the plan of Charlotte Park, Section 22, of record in Book 3700, pages 67 and 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Franklin Glenn Cannady and wife, Virginia P. Cannady by deed from Alvin W. Terrell & Sons, Inc. in Book 4223, page 443, Register's Office for Davidson County, Tennessee. Franklin Glenn Cannady and Virginia P. Cannady having since died, Virginia P. Cannady having predeceased Franklin Glenn Cannady. By Will of Franklin Glenn Cannady of record in Will Book 231, page 642, Probate Court of Davidson County and Instrument No. 200007120069065, Register's Office of Davidson County, subject property was devised to Phil Cannady and Glenda McGrady with a life estate to Marie Waggoner. By Quitclaim Deed of record in Instrument No. 20001204-0118823 Marie Waggoner conveyed her interest in said property to Phil Cannady and Glenda McGrady.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject property is not the usual place of residence of the Grantors herein.

This property is improved property known as 6535 Cougar Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS our hand this 15th day of December, 2000.

Philip Cannady

Glenda McGrady

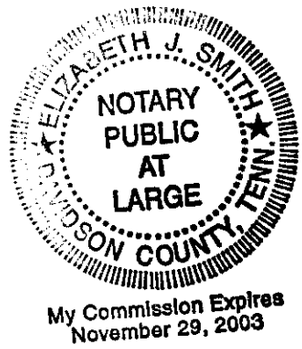
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Philip Cannady and Glenda McGrady, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 15th day of December, 2000.

Notary Public

My Commission expires



My Commission Expires
November 29, 2003