THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2001

Notary Public

My Commission Expires: 9, 29, 01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/08/01 16:58 2pgs
Fees:11.00 Taxes:259.00

20010508-0047821

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RUSTY EDWARDS 612 41st Avenue, N. Nashville, Tennessee 37209	SAME	MAP 91-12 PARCEL 232

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND AND NO/100---------- ---------- ($ 70,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , MARK WAYNICK, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto RUSTY EDWARDS hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 7 on an unrecorded Plan of the Harwell Property in West Nashville, described as follows:

BEGINNING in the east margin of Bass Street at a point 300.0 feet north of Corey Street and running thence in a northerly direction along the east margin of Bass Street 50.0 feet to a point, and fronting thus 50.0 feet on the east side of Bass Street and running back eastwardly between parallel lines (which are also parallel with Corey Street) 200.0 feet to an alley.

BEING the same property conveyed to Mark Waynick by Quitclaim Deed from Wilmer Putz of record in Book 9596, page 748, Register's Office for Davidson County, Tennessee.

DONYA WAYNICK, spouse of Mark Waynick, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 612 41st Avenue, N., Nashville, Tennessee 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 GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of _____ of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __30th__ day of ____April_____, 2001_.

MARK WAYNICK

DONYA WAYNICK

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _MARK WAYNICK_____ and ___DONYA WAYNICK_____, the bargainor_s___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____they_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ___30th_day of ____April, 2001_____.

My Commission Expires: _September 29, 2001__

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and_____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public