This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

mail

ADDRESS NEW OWNER:
Jeffrey T. Edmondson
1016 Jackson Valley Road
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Mortgage Service American Co.
P. O. Box 9703
McLean, Virginia 22102

MAP AND PARCEL:
Map 86
Group 7
Parcel 15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kevin Lyle Hammers and wife, Catherine Allen Hammers**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey T. Edmondson**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

> Being Lot Number 19 on the Plan of Jackson's Retreat, Phase I, Section I, of record in Plat Book 5200 at page (s) 285 and 286, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Kevin Lyle Hammers by deed from Jack Kemp, Secretary of Housing and Urban Development, dated November 28, 1989, as of record in Deed Book 7997, page 592, Register's Office for Wilson County, Tennessee. Catherine Allen Hammers joins in this conveyance to convey any marital interest she may have in said property.

This is improved property known as 1016 Jackson Valley Road, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by instruments of record in Book 5676, page 67; Book 5741, page 360; and in Book 5745, page 294; and Charter for Homeowner's Association of record in Book 5745, page 283, Register's Office for Davidson County, Tennessee, to which instruments reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 5200, page 285 and 286, said Register's Office, including but not limited to a 30 foot minimum building setback line from Jackson's Valley Road and a 15 foot minimum building setback line from Jackson's View Road; and a 8 foot easement for public utilities and drainage along the westerly and southerly lines of said property.

Real property taxes for 1993 have been settled between the parties, and are the responsibility of Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey T. Edmondson, unmarried, his heirs and assigns, forever; and we, Kevin Lyle Hammers and wife, Catherine Allen Hammers, do covenant with the said Grantee 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of August, 1993.

Kevin Lyle Hammers

Kevin Lyle Hammers

Catherine Allen Hammers

Catherine Allen Hammers

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kevin Lyle Hammers and wife, Catherine Allen Hammers, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 31st day of August, 1993.

Patricia M. Sivin
NOTARY PUBLIC

PATRICIA M. SIVIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 86,000.00.

Jeffrey T. Edwards
AFFIANT

Subscribed and sworn to before me
this 31st day of August, 1993.

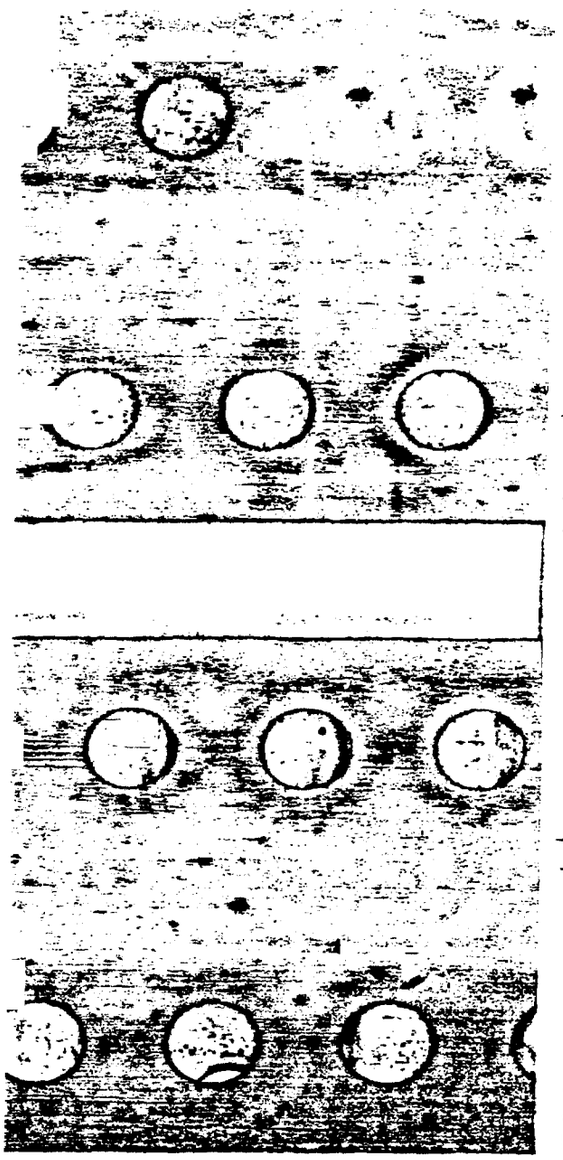
Patricia M. Sivin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE PATRICIA M. SIVIN

1311 09/02 0101 03CHECK 331.20

59175
IDENTIF. ↑ REFERENCE

93 SEP -2 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9069 PAGE 440

CD - 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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 86000.00	
			CON TX 318.20	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 331.20	
			CHECK 331.20	
09/02/93	01		15:19 0001 1311	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59175
IDENTIF. ▲ REFERENCE

93 SEP -2 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 693784