27-B

BOOK 9394 PAGE 413

| [ ADDRESS NEW OWNER: ] | SEND TAX BILL TO: ] | MAP-PARCEL NOS. ] |
|---|---|---|
| [ Marilyn M. Anderson ] | Trans Financial Bank ] | MAP and PARCEL ] |
| [ 3701 Folkstone Drive ] | Attn: Tax Dept. ] | 136-16-8 ] |
| [ Antioch, TN 37013 ] | P.O. Box 1390 ] | ] |
| | Tullahoma, TN 37388 ] | |

[ This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park ]
[ 2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B) ]

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Rodney M. Edmondson, by and through my lawful attorney-in-fact, Judith L. Edmondson, and wife, Judith L. Edmondson**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Marilyn M. Anderson, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 32A, Zone Lot Division of Chelsea of Priest Lake, Section 1-A, Lots 32-36, of record in Book 6250, Page 35, Register's Office for Davidson County, Tennessee.**

**BEGINNING at a point in the southerly margin of Folkstone Drive, said point being the common corner of Lots 32A and 32B; thence with said margin in an easterly direction 34.00 feet to a concrete monument and the beginning of a curve; thence around said curve in a southeasterly direction 39.27 feet to a concrete monument; thence with the common boundary of Lot 32A and a reserved parcel in a southerly direction 105 feet to the common corner of Lot 32A and a reserved parcel; thence in a westerly direction 61.15 feet to the common corner of Lots 32A and 32B; thence with the common boundary of Lots 32A and 32B in a northerly direction 134.32 feet to the POINT OF BEGINNING.**

**BEING the same property conveyed to Rodney M. Edmondson and wife, Judith L. Edmondson by deed from Earl C. Hall and wife, Margaret W. Hall of record in Book 6721, Page 477, Register's Office, Davidson County, Tennessee.**

**This is property with a common address of 3701 Folkstone Drive, Antioch, TN 37013.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being transferred in escrow; 2) The Plan of Record in Book 5200, Page 696, as amended in Book 6250, Page 35, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6213, Page 806, said Register's office; 4) Deed of Trust executed by Rodney M. Edmondson and wife, Judith L. Anderson to Warren H. Wild, Jr., Trustee of record in Book 6721, Page 480, dated November 27, 1985, and secured to Tennessee Housing Development Agency in the principal amount of $60,619.00.**

**It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by said Deed of Trust.**

[ STATE OF TENNESSEE ]
[ COUNTY OF DAVIDSON ]
[ The actual consideration or value, whichever is greater for this ]
[ transfer is $62,298.31 ]
[ ]
[ Affiant ]
[ Subscribed and sworn before me this 27th day of June, 1994. ]
[ ]
[ My Commission Expires: 7/23/94 Notary Public ]

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **27th** day of **June, 1994**.

Rodney M. Edmondson
**Rodney M. Edmondson**

**BY:** Judith L. Edmondson
**Judith L. Edmondson** Attorney-in-fact
**Attorney-in-Fact**

Judith L. Edmondson
**Judith L. Edmondson**

94 JUL -1 AM 9:23
FILED IN THE REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
66712

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Judith L. Edmondson**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **27th** day of **June, 1994**.

**Notary Public**
**My Commission Expires:** 7/23/94

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **JUDITH L. EDMONDSON**, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of **RODNEY M. EDMONDSON**, and is authorized by **RODNEY M. EDMONDSON** to execute this instrument on his/her behalf, by virtue of a Limited Power of Attorney recorded simultaneously herewith.

Witness my hand and official seal at **Nashville,**, Tennessee, this **27th** day of **June, 1994**.

**Notary Public**
**My Commission Expires:** 7/23/94

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

94101 03CHECK

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

RECEIVED OF _____

FOR _____

BOOK 9394 PAGE 415

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT 62298.31 | |
| | | | CON TX 230.51 | |
| | | | PRFEE 1.00 | |
| | | | MDEED 8.00 | |
| | | | TOTAL 239.51 | |
| | | | CHECK 239.51 | |
| 07/01/94 | 01 | | 09:24 0001 2310 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

66742

IDENTIFICATION REFERENCE

94 JUL -1 AM 9:23

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No. 808970**