DO NOT PUBLISH

PREPARED BY (AND RETURN TO): BOOK 10483 PG 668

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) Title No: 38897
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Joe Michael Edwards<br>Charlotte A. Edwards<br>56 Wyn Oak<br>Nashville, TN 37205 | PHH Mortgage Services<br>6000 Atrium Way<br>Mt. Laurel, NJ 08054 |

**TAX MAP-PARCEL NUMBERS: 104-14-G-41**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 450000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Candace Jones Campbell, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joe Michael Edwards and spouse, Charlotte Eckel Edwards, also known as Charlotte A. Edwards,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 112 on the Plan of Whitworth Phase 1 Revised Final Plat of record in Plat Book 7900, Pages 140 through 145, Register's Office for said County.

SAID Lot No. 112 fronts 55.00 feet on the southeasterly margin of Wyn Oak (Private) and extends back 109.84 feet on the northeasterly line and 110.32 feet on the southwesterly line to a dead line in the rear, measuring 55.00 feet thereon.

BEING the same property conveyed to Candace J. Campbell, unmarried by deed from Rochford Realty and Construction Co., Inc. of record in Book 9242, Page 523, Register's Office for said County.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 8026, Page 305, Book 8047, Page 243, Book 8282, Page 45, said Register's Office, and to the matters set forth in the referenced Plan of record.
**This is improved property, known as:** 56 Wyn Oak, Nashville, TN 37205

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 2nd day of June, 1997.

BOOK 10483 PG 669

Candace Jones Campbell

**State of Tennessee**
**County of Davidson**

On this 2nd day of June, 1997, before me the undersigned authority, personally appeared **Candace Jones Campbell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 450000.00

Affiant

Sworn and subscribed before me on the 2nd day of June, 1997.

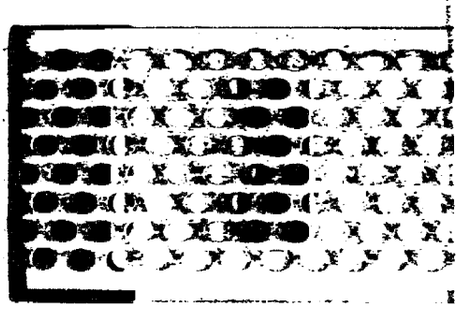
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

0013 06/06 0101 03CHECK 1674.00

03131417
IDENTIF. ↑ REFERENCE

97 JUN -6 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

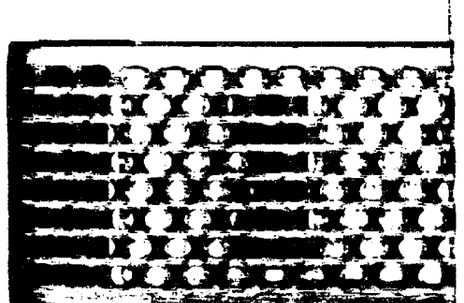
RECEIVED OF _____

FOR _____ BOOK 10483 PG 670

| | | |
|---|---|---|
| CO - 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 | |
| | | | | 450000.00 |
| | | | CON TX | 1665.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 1674.00 |
| | | | CHECK | 1674.00 |
| 06/06/97 | 01 | | 10:45 0001 | 0013 |

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



0313147
IDENTIF. ↑ REFERENCE

97 JUN -6 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1159930