BOOK 11363 PG. 892

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 133,000.00
X Carolyn Kay Howard
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF February 19 99
Notary Public
MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

47

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Kay Howard (NAME)	PHH MORTGAGE (NAME)	MAP 21
5044 Rawlings Road (ADDRESS)	6000 ATRIUM WAY (ADDRESS)	PARCEL 211
Joelton, TN 37080 (CITY) (STATE) (ZIP)	MT. LAUREL, NEW JERSEY 08054 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tommy P. Edwards and Kimberly K. Edwards, Both Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn Kay Howard, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the westerly 278.01 feet of the property shown as the BEN M. PRIDEMORE SR. PROPERTY, on the Plan of Morgan Estates, Section Two, of record in Plat Book 5200, Page 26, Register's Office for Davidson County, Tennessee, and being further described as follows:

BEGINNING at a concrete monument in the north margin of Rawlings Road, said iron pin being the southeast corner of Lot 6 on the Subdivision Plan of Morgan Estates, Section Two, of record in Plat Book 5200, Page 26, Register's Office for Davidson County, Tennessee; thence with the east line of said Lot 6, N 4 deg. 43 min. 25 sec. E 237.05 feet to a concrete monument being the northwest corner of the property described herein; thence with Potter's south property line S 86 deg. 45 min. 14 sec. E 270.40 feet to an iron pin being the common rear corner of Tract A and Tract B of the BEN M. PRIDEMORE, SR. PROPERTY; thence with the common line between said Tract A and Tract B, S 2 deg. 55 min. 00 sec. W 226.45 feet to an iron pin in the north margin of Rawlings Road, said iron pin being the common front corner of said Tract A and Tract B; thence with the north margin of Rawlings Road N 88 deg. 55 min. 27 sec. W 278.01 feet to the point of beginning, and containing 1.457 acres, more or less.

Being the same property conveyed to Thomas P. Edwards and wife, Kimberly K. Edwards by deed from Ruth L. Pridemore, a widow, of record in Book 9513, Page 726, Register's Office for Davidson County, Tennessee. The said parties having since divorced in the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 98D-3079, Styled Thomas P. Edwards vs. Kimberly K. Edwards, Final Decree dated December 17, 1998.

unimproved ( )
This is improved (X) property, known as 5044 Rawlings Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 S this 26th day of February, 19 99

X Tommy P. Edwards
Tommy P. Edwards

Kimberly K. Edwards
Kimberly K. Edwards

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 Tommy P. Edwards and Kimberly K. Edwards

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 at Goodlettsville, Tennessee, this 26th day of February, 1999

Commission expires 3/25/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ upon _____ oath(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

?487 03/03 0101 03CHECK 503.10

0555300

IDENTIF. → REFERENCE

99 MAR -3 AM 8:05

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11363 PG. 894

0555300

IDENTIF. ↑ REFERENCE

99 MAR -3 AM 8:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	133000.00
CON TX	492.10
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	503.10
CHECK	503.10

03/03/99 01 08:03 0001 2487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431670