FILE BOX 5-B
FIRST TITLE & ESCROW CO.,INC.
#16264

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 11372 PG. 956

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| CHRISTINA MARIE BUDIG (NAME) | NEW OWNER (NAME) | MAP 129-8 |
| 114 Alton Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 130 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | FB# 7DZ32090 |

FOR AND IN 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,

~~DAVID C. EDWARDS AND WIFE, ASHLEY WILK EDWARDS~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~CHRISTINA MARIE BUDIG, UNMARRIED~~

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 6 Block D on the Plan of 2nd Revised Plan Highlands of Belle Meade No.2 Blocks A,B,C,& D, as of record in Plat Book 1130, page 62, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David C. Edwards and wife, Ashley Wilk Edwards by deed from John W. Jewell, II and wife, Mary S. Jewell of record in Book 9014, page 274, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 1065, page 6; and (3) All matters appearing on the Plan of record in Plat Book 1130, page 62, said Register's Office.

5127 03/08 0101 03CHECK 906.40

99 MAR -8 AM 10:21
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

055785

unimproved ( )
This is improved ( XX ) property, known as 114 Alton Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of March, 19 99

D C Ed  Ashley Wilk Edwards

DAVID C. EDWARDS  ASHLEY WILK EDWARDS

BOOK 11372 PG. 957

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID C. EDWARDS AND WIFE, ASHLEY WILK EDWARDS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 3rd day of March, 19 99.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 242,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 19 99.

MY COMMISSION EXPIRES: _____ Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000
(AFFIX SEAL)

**WARRANTY DEED**

FROM

DAVID C. EDWARDS AND WIFE,
ASHLEY WILK EDWARDS

TO

CHRISTINA MARIE BUDIG,
UNMARRIED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____ BOOK 11372 PG. 958

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0557785
IDENTIF. & REFERENCE

99 MAR -8 AM 10:21
REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 242000.00 |
| CON TX | 895.40 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 906.40 |
| CHECK | 906.40 |

03/08/99 01 10:20 0001 5127

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

**No.** 1434289