Box 2

BOOK 11414 PG. 734

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ [illegible]

[illegible]
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF March, 19 99

[illegible]
Notary Public

MY COMMISSION EXPIRES [illegible]
(AFFIX SEAL)

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
TIA LYNN GANN	THE COMMUNITY BANK	MAP 083-14
(NAME)	(NAME)	
1910 BOSCOBEL STREET	5120 MARYLAND WAY	PARCEL 343.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, Tennessee 37206	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(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, CATHY EDWARDS MORGAN AND GEORGE A. EDWARDS, JR. AND THOMAS P. EDWARDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIA LYNN GANN AND HUSBAND, CHARLES E. GANN

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 Lot No. 390 on the Plan of Edgefield Land Company's Third Addition, as of record in Book 57, Page 152, Register's Office for said County.

Said Lot No. 390 fronts 50 feet on the southerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to G.A. Edwards and wife, Mary Helen Edwards by deed from Alice Mae Jacobs Jackson of record in Book 3861, Page 269, Register's Office for Davidson County, Tennessee. The said G.A. Edwards having predeceased Mary Helen Edwards on December 20, 1989, and leaving Mary Helen Edwards as the surviving tenant by entirety. The said Mary Helen Edwards having since died testate on August 2, 1998. The property was devised to Cathy Edwards Morgan, George A. Edwards, II. and Thomas P. Edwards as to a one-third undivided interest as tenants in common by a Will of record in Will Book 222, Page 155, in Probate Court for Davidson County, Tennessee. George A. Edwards, II. and George A. Edwards, Jr. are one and the same person.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 152; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1910 BOSCOBEL STREET, NASHVILLE, Tennessee 37206
(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 March, 19 99

Cathy Edwards Morgan
CATHY EDWARDS MORGAN

Thomas P. Edwards
THOMAS P. EDWARDS

[illegible]
GEORGE A. EDWARDS, JR.

BOOK 11414 PG. 735

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 CATHY EDWARDS MORGAN AND GEORGE A. EDWARDS, JR. AND THOMAS P. 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 Brentwood, Tennessee, this 26th day of March, 19 99.

Commission expires 8-27-2000

Notary Public

CATHERINE R. TICE
NOTARY
PUBLIC
TN TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who 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

WARRANTY DEED

FROM

CATHY EDWARDS MORGAN AND GEORGE A. EDWARDS, JR. AND THOMAS P. EDWARDS

TO

TIA LYNN GANN AND HUSBAND, CHARLES E. GANN

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

99 APR -5 PM 2:32
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

05693555

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11414 PG. 736

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	

0569355

99 APR -5 PM 2:32

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446321