WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

David Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 1999.

Darlene Short
Notary Public

MY COMMISSION EXPIRES: 11-9-1999 (AFFIX SEAL)

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENNESSEE My Commission Expires NOV. 9, 1999

H-99-0022

THIS INSTRUMENT WAS PREPAREED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David Robinson	Franklin American Mortgage	91-11-13
(NAME) 701 Morrow Road	(NAME) 501 Corporate Centre Dr. Ste 400	
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Franklin, Tn 37067	
(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, Ralph A Edwards and Velma E. Edwards HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Robinson 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. 14, on the Revised Plan of Section One, Morrow Meadows, of record in Plat Book 2083, page 105, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ralph A. Edwards and wife, Velma E. Edwards by Deed from Wilson Enterprises, Inc., a Tennessee Corporation of record in Book 11300, page 642, Register's Office Davidson County, Tennessee.

05888384
IDENTIF. & REFERENCE
99 MAY 18 PM 2:38
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
7510 07 18 0101 CHECK 273.70

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

unimproved ( )
This is improved (X) property, know as 701 Morrow Road, Nashville, Tennessee 37209
(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 my/our hand(s) this 28th day of April, 1999.

Ralph A Edwards
Ralph A Edwards

Velma E. Edwards by Ralph A Edwards
Velma E. Edwards by Ralph A. Edwards, Power of Attorney
power of Attorney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Darlene Short, a Notary Public in and for said County and State, the within named

_____ the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this 28th day of April, 1999.

My Commission Expires 11-9-1999

DARLENE SHORT NOTARY PUBLIC DAVIDSON COUNTY

Darlene Short

Notary Public
My Commission Expires NOV. 9, 1999

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 28th day of April, 1999.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

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 11483 PG. 667

0588384

IDENTIF. ↑ REFERENCE

99 MAY 18 PM 2:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible]	T1000.00
[illegible]	272.70
[illegible]	1.00
[illegible]	0.00
[illegible]	2.00
[illegible]	272.70
[illegible]	273.70

[illegible] 1/1-1 0001 7540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462160