This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

BOOK 11757 PAGE 153

ADDRESS NEW OWNER:
Kenneth M. Edgar
6064 Bradford Hills Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
155 North Lake Avenue
Pasadena, CA 91109

MAP **172-12**
GROUP **B**
PARCEL **8**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tony J. Ward, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Kenneth M. Edgar and wife, P. Irene Edgar**, 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. 19 of Section One, Bradford Hills Subdivision, of record in Plat Book 7900, page 110-112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Tony J. Ward, unmarried by deed from G & Y Properties, a partnership of record in Book 8249, page 160, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 6064 Bradford Hills Drive, Nashville, Tennessee 37211.

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, GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0661044

MAP-PARCEL REFERENCE

99 NOV 24 PM 3:37

REGISTER
DAVIDSON COUNTY, TN.

REC'D [illegible] FEES [illegible] STATE [illegible] COUNTY [illegible] TOTAL [illegible] CHECK

WITNESS my hand this the 11th day of November, 1999.

Tony J. Ward, by W. T. Roberts, as agent and attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **W. T. Roberts as agent and attorney in fact for Tony J. Ward, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of November, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $152,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of November, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

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 11757 PAGE 155

06610 44

ITEM # REFERENCE

99 NOV 24 PM 3:37

REGISTER
DAVIDSON COUNTY, TN.

CHK T
152000.00
CNV TX 562.40
RFEE 1.00
MTFEE 8.00
CFEE 2.00
TOTAL 573.40
CHECK 573.40
11/24/99 01 15:40 0001 5188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542819