This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

Instr:200002010010125 Page: 1 OF 2
REC'D FOR REC 02/01/2000 8:31:10AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $296.00

L&L# 5327

ADDRESS NEW OWNER:
Melissa R. Edwards
3578 Gondola Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

MAP **136-15**
GROUP
PARCEL **91**

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 of which is hereby acknowledged, **Jean Etz** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Micah R. Edwards and wife, Melissa R. Edwards**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situate and lying in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38A on the Plan of Chelsea of Priest Lake, Section One-A, Lots 38 through 42, as shown on plat of record in Plat Book 6250, page 87, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to George E. Etz and wife, Jean Etz by deed from George E. Etz and wife, Jean Etz and Jessica Etz dated January 23, 1998, of record in Book 10775, Page 447, Register's Office for Davidson County, Tennessee. Reference is further made to Book 9829, page 724, Register's Office for Davidson County, Tennessee.

George E. Etz is deceased leaving Jean Etz as surviving tenant by the entirety.

This is improved property known as 3578 Gondola Drive, Antioch, Tennessee 37013. Possession is to be given on February 20, 2000.

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

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 she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 31st day of January, 2000.

Jean Etz

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jean Etz**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of January, 2000.

John M. Lee
NOTARY PUBLIC

My Commission Expires: 2/9/2003

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

Melissa R. Edwards
AFFIANT

Subscribed and sworn to before me on this 31st day of January, 2000.

John M. Lee
NOTARY PUBLIC

My Commission Expires: 2/9/2003