This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Instr:200002150015045 Page: 1 OF 2
REC'D FOR REC 02/15/2000 8:39:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $481.00

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
David W. Edwards Racheal A. Edwards 7744 Poplar Ridge Drive Nashville, TN 37221	AmSouth Bank P. O. Box 847 Birmingham, AL 35201	141-06-0-A-068.00C0

WARRANTY DEED

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, we, **Paul A. Huffstetter and Heather J. Huffstetter, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **David W. Edwards and Racheal A. Edwards, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, TN, being Lot No. 66, on the First Revision, Final Plat, Section Five, Poplar Ridge, a Planned Unit Development, of record in Plat Book 9700, page 385, RODC, TN, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Paul A. Huffstetter and Heather J. Huffstetter, husband and wife, by deed from Karl E. Haury, Jr. and wife, Judy B. Haury, of record in Book 10752, page 218, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2000 Taxes are a lien, but not yet due and payable.
2. Declaration of covenants in Book 8113, page 105 and Book 10370, page 333, RODC, TN.
3. All matters of record in Plat Book 9700, page 385, RODC, TN.
4. Charter of Homeowners Association in Book 8232, page 501, RODC, TN.
5. By-Laws of Homeowners Association in Book 8113, page 116, RODC, TN.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This improved property is known as:

7744 Poplar Ridge Drive, Nashville, TN 37221.

WITNESS OUR HANDS THIS 11th DAY OF FEBRUARY, 2000 IN FRANKLIN, TENNESSEE.

PAUL A. HUFFSTETTER

HEATHER J. HUFFSTETTER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Paul A. Huffstetter and wife, Heather J. Huffstetter,** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 11th day of February, 2000 in Franklin, TN.

Notary Public

My Commission Expires: 3/25/2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 11th day of February, 2000 in Franklin, Tennessee.

Notary Public

My Commission Expires: 3/25/2001