After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

Instr:200002220016973 Page: 1 OF 3
REC'D FOR REC 02/22/2000 11:04:43AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $342.25

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Donna R. Edgin, unmarried** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **Margaret B. Drake, unmarried,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 18 day of February, 2000.

Donna R. Edgin

Donna R. Edgin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Donna R. Edgin**, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 18 day of February, 2000.

Grant B. Stockton

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $92,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Patti Reeves
Affiant

Subscribed and sworn to before me this 18 day of February, 2000.

Grant B Stockton
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 42-07-0 Group A Parcel 73.00

ADDRESS NEW OWNER:
Margaret B. Drake
909 Candlewick
Madison, TN 37115

SEND TAX BILLS TO:
Same

EXHIBIT A

Being Lot No. 335, Heritage Square, Phase Three (revised) of record in Plat Book 5200, Page 744, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Donna R. Edgin, unmarried, by Deed from Fox Ridge Company, a Limited Partnership, dated September 6, 1985 and recorded September 17, 1985 in Book 6657, Page 920, Register's Office for Davidson County, Tennessee.