Instr:200003020020748 Page: 1 OF 2
REC'D FOR REC 03/02/2000 2:43:30PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Edward Street, Jr.	New South Federal	
P.O. Box 1005	1900 Crestwood Blvd	MAP:061-16-0
Madison, Tennessee	Birmingham AL 35210	
37116		PARCEL:323.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-01-9897]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Rusty Edwards married, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Edward Street, Jr., unmarried, (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 21, Block C, on the Plan Map of Country Club Estates, of record in Book 843, page 95, Registers Office for said County.

Said Lot No. 21 fronts 100 feet on the Northeasterly side of McAlpine Avenue and extends back between parallel lines 175 feet to a dead line in the rear.

Being the same property conveyed to Rusty Edwards, by Special Warranty Deed from First Union Home Equity of record in Book 11658, page 322, Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not, or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of Record in Plat Book 843 , page 95, Register's Office for Davidson County, Tennessee.**

This is improved property known as **1417 McAlpine Avenue, Nashville Tennessee 37216.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $85,000.00
[Edward Street
[Affiant
[Subscribed and sworn to before me this
[29th day of February, 2000.
[Amy D. Joines
[Notary Public
[My Commission Expires: 11/29/03

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of February, 2000.

Rusty Edwards

Rusty Edwards

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 29th day of February, 2000, before me personally appeared, Rusty Edwards, married to me known to be the persons who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of February, 2000.

NOTARY PUBLIC

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-29-03

My Commission Expires
November 29, 2003