Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

NOTARY PUBLIC AT LARGE KIMBERLY K. PARKER RUTHERFORD COUNTY, TN

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH** DAY OF **MARCH, 2000**.

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

Instr:200003170027501 Page: 1 OF 2
REC'D FOR REC 03/17/2000 12:05:52PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $370.00

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Edmondson	**Regions Mortgage, Inc.**	**136-10-53**
(NAME)	(NAME)	
2770 Smith Springs Road	**605 South Perry Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Montgomery, AL 36104**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Russell Lynn Tipton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John R. Edmondson and Sherry K. Edmondson husband and wife**, 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.470 on the Plan of Priest Lake Park, Section Seven-B of record in Plat Book 5200, Page 175, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 470 fronts 153.69 feet along the northerly margin of Smith Springs Road and extends back 162.71 feet on the easterly line and 214.16 feet on the northwesterly line to a dead line in the rear measuring 31.88 feet

Being the same property conveyed to Russell Lynn Tipton by deed of record in Book 7310, Page 872, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved
This is improved x property, known as **2770 Smith Springs Road, Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness **my/our hand(s)** this **15th day of March, 2000**.

Russell Lynn Tipton

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Russell Lynn Tipton the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 15th, day of March, **2000.**

Commission expires: 2-18-01

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE