47

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Instr:200004030033213 Page: 1 OF 2
REC'D FOR REC 04/03/2000 4:25:44PM
RECORD FEE: $11.06
M. TAX: $0.00 T. TAX: $308.95

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth A. Conley (NAME)	First Horizon Home Loans (NAME)	MAP 83-5
1003 Seymour Avenue (ADDRESS)	10741 King William Drive (ADDRESS)	PARCEL 1
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dallas, TX 75220 (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, Reed Edmondson and wife, Virginia W. Edmondson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Seth A. Conley, Married

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 the westerly 50 feet of the southerly 208 feet of 100 foot lot, a part of Lot No. 6 on the Plan of the Subdivision of the Real Estate of John Hobson, deceased, as of record in Minute Book "L", page 363, of the Circuit Court of Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the center of Seymour Avenue which is 573 feet easterly of McFerrin Avenue, which is 100 feet, more or less, east of a piece of ground formerly owned by A. W. Hooker, Trustee, the Sub-division of which is of record in Book 57, page 131, Register's Office for said County; thence with the center of Seymour Avenue, easterly 50 feet, a point 50 feet west of the southwest corner of the proprety conveyed to Zack Q. Myers by deed from Lewis T. Baxter, as of record in Book 675, page 703, of the Register's Office for said County; thence northerly, and along a line parallel to the west line of said Zack Q. Myers property 208 feet, more or less, to the rear line of 150 foot lot, which fronts on Petway Avenue; thence westerly and along a line parallel with Seymour Avenue 50 feet to a point; thence at right angles southerly 208 feet, more or less, to the point of beginning.

Being the same property conveyed to Reed Edmondson and wife, Virginia W. Edmondson, by deed from Gladys L. Whitaker, unmarried, of record in Book 4188, page 843, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1003 Seymour Avenue, Nashville, TN 37206
(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 our hand s this 31st day of March, 2000

Reed Edmondson
Reed Edmondson

Virginia Edmondson
Virginia W. Edmondson

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 Reed Edmondson and wife, Virginia W. Edmondson

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of March, 2004.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public