Instr:200004140037668 Page: 1 OF 2
REC'D FOR REC 04/14/2000 9:39:04AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $59.20

[**ADDRESS NEW OWNER:** [**SEND TAX BILLS TO:**] **MAP-PARCEL NOS.**]

Rusty Edwards	**New Owner**	**Map:081-06-0**
1221 Alfred Drive		**Parcel: 192.00**
Nashville, TN. 37205		

10049

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

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, Brenda Bowman, married, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Rusty Edwards, married, (The "Grantee") his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the southerly 53 feet of Lot No. 24 on the plan of J. Matt William's Subdivision of Lot No. 8, Harding Bosely Tract, as of record in Book 332, page 54, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of 26th Avenue North said point being the southeast corner of property conveyed to Chester Hibdon, and wife, by deed of record in Book 2542, page 125,said Register's Office; thence running with Hibdons southerly line, North 86 deg. 30 minutes West 550.5 feet, more or less, to a point in the easterly boundary line of Lot No. 89 on the Plan Cumberland Gardens, of record in Book 2900, page 3,said Register's Office; thence with same southerly 53 feet, more or less, to a point, the southeast corner of said Lot No. 89; thence South 86 deg, 30 minutes East 550.3 feet, more or less, to a point in the westerly margin of 16th Avenue North; thence with same northerly 53 feet, more or less, to the point of Beginning.

Being the same property conveyed to Brenda Bowman, by Quitclaim Deed from Homer C. Hibdon, Jr., Ruby Woodard, Reda Bishop, Shelby Jean Hudgins, Annie Hibdon, Linda Sprouse, Carolyn Honeycutt, and Brenda Bowman, as the sole Heirs-at-Law of Homer C. Hibdon, Deceased, of record, in Book 9683, page 220 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 taxes for the year 2000 and subsequent years, easements and restrictive covenants of record and Plan of record in Book 332, page 54, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2103 26th Avenue, North Nashville, TN 37208.

[**STATE OF TENNESSEE)**]
[**COUNTY OF DAVIDSON)**]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $16,000.00.]
[ ]
[Affiant]
[ ]
[Subscribed and sworn to before me this]
[12th day of April, 2000.]
[ ]
[Notary Public]
[ ]
[My Commission Expires 1-25-2003]
[ ]

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, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land; have a good right to convey it.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns as against all persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of April, 2000.

Brenda Bowman

Brenda Bowman

STATE OF Tennessee}
COUNTY OF Davidson}

On this **12th** day of **April,** 2000, before me personally appeared Brenda Bowman, to me known to be the persons who executed the foregoing instrument and acknowledged that **she** executed the same as **her** free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of April, 2000.

Notary Public

My Commission Expires: 1-25-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.