PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 41632
Dav. Co. File: Box 8

Instr:200005090047065 Page: 1 OF 2
REC'D FOR REC 05/09/2000 1:48:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $647.50

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tonya R. Edens 6664 Upton Lane Nashville, TN 37209	AmSouth 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 102-6-5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 175,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Willa Ann Shirley, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tonya R. Edens,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County Tennessee, being Lot No. 33 on the Plan of Charlotte Park, Section 26, Revision of Lots Nos. 32 and 33, of record in Book 4350, page 127, Register's Office for said County, described according to a survey made by Richard B. Omohundro, dated November 14, 1970, as follows:

Beginning at a point in the westerly margin of Upton Lane at the common corner of Lots Nos. 32 and 33; thence with the margin of said Lane, southerly 30.7 feet to a point in the beginning of a curve; thence around said curve, southwesterly 55.64 feet to a point in the northerly margin of South Upton Court; thence with the margin of the same, westerly along a curve 64 feet to a point; thence leaving said Court and along the northerly line of Lot No. 34 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, as follows: north 41 degrees 48 minutes west 68 feet to a point; thence north 84 degrees 22 minutes 38 seconds west 171.08 feet, per prior deed, (176.08 feet, per recorded subdivision plan), more or less, to the Cumberland River; thence along said River, northeasterly 97 feet, more or less, to the common rear corner of Lots Nos. 32 and 33; thence with the line between said lots, south 72 degrees 54 minutes east 249.22 feet, more or less, to the point of beginning.

Being the same property conveyed to Jesse P. Shirley and wife, Willa Ann Shirley by deed from Carl E. Keightley and wife, Julia Keightley of record in Book 4464, Page 929, Register's Office for said County. Jesse P. Shirley has since conveyed all of his interest in subject property to Willa Ann Shirley by Quitclaim Deed of record in Book 6816, Page 45 said Register's Office.

Description Reference: Described according to Mortgage Loan Inspection by John B. Kohl, III, Tennessee Surveyor license no. 100, 400 7th Avenue South, Nashville, TN 37203, File/Job no.43620-355, Dated May 2, 2000.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4350, Page 127, said Register's Office, which Plan shows a 30 and 15 foot minimum building setback line from Upton Lane and South Upton Court respectively and 10 foot easement for public utility and drainage purposes across the westerly portion of said lot line(s)

This is improved property, known as: 6664 Upton Lane, Nashville, TN 37209

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of May, 2000.

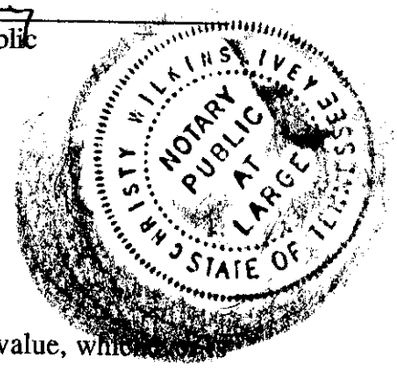
Willa Ann Shirley

State of Tennessee
County of Davidson

On this 5th day of May, 2000, before me the undersigned authority, personally appeared **Willa Ann Shirley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7-26-2003

Notary Public



State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175,000.00

Affiant

Sworn and subscribed before me on the 5th day of May, 2000.

Notary Public

My Commission Expires: 7-26-2003

