This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Instr:200008250084217 Page: 1 OF 3
REC'D FOR REC 08/25/2000 2:33:33PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $592.00

ADDRESS NEW OWNER:
James Perry Edwards et ux
4909 Seiner Court
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **97-09-0**
GROUP
PARCEL **98.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert E. Coursey and wife, Anita D. Coursey** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **James Perry Edwards and wife, Christine Edwards**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot no. 43 on the Plan of New Hope Estates, Phase Two, as shown on plat of record in Plat Book 9700, page 101, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert E. Coursey and wife, Anita D. Coursey by deed from Fulte Homes, a Tennessee Limited Partnership dated February 7, 1900, of record in Instrument 200002230017956, page 1, Register's Office for Wilson County, Tennessee.

Betty Chamberlin executes this instrument of behalf of Robert E. Coursey and wife, Anita D. Coursey, by virtue of a Limited Power of Attorney filed for record in the Register's Office for Davidson, Tennessee.

This is improved property known as 4909 Seiner Court, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2000, a lien not yet due and payable. Map 97-09-0, Parcel 98.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2000 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Book 1165, page 811, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to an easement for storm sewers and/or sanitary sewers, in favor of Metropolitan Government for Davidson County, Tennessee, set forth in an instrument of record in Book 6909, page 840, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

4. Subject to an easement for Joint Use and Dedication of Easement Agreement as set forth in an instrument of record in Book 6909, page 840, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

5. Subject to an easement for Joint Use and Dedication of Easement Agreement as set forth in an instrument of record in Book 6909, page 840, and corrected in Book 81111, page 562, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

6. Subject to an easement for installing a sewage lift station and maintenance thereof as set forth in an instrument of record in Book 6909, page 840, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

7. Subject to an easement for sanitary sewers as set forth in an instrument of record in Book 9550 page 330, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

8. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 9700, page 101, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 40 foot minimum building setback line from 4909 Seiner Court; health department rules and regulations; a utility anchor easement as depicted on said plat; and a 20 foot easement for public utilities and drainage along the front and rear line(s) of said property. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 11th day of August, 2000.

Robert E. Coursey, by Betty Chamberlin, Attorney-In-Fact Betty Chamberlin Atty In Fact

Anita D. Coursey, by Betty Chamberlin, Attorney-In-Fact Betty Chamberlin Atty In Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 11th day of August, 2000, in Mt. Juliet, Tennessee, before me personally appeared Betty Chamberlin to me known to be the person who executed the foregoing Warranty Deed on behalf of Robert E. Coursey and wife, Anita D. Coursey, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said Robert E. Coursey and wife, Anita D. Coursey, signing their names as Attorney-In-Fact.

WITNESS my hand and official seal at office this 11th day of August, 2000.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of August, 2000.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001