After Recording Return To:
Title Enterprise LLC
3354 Perimeter Hill Drive #114
Nashville TN 37211

Davidson County DEEDWARR
Recvd: 09/15/00 09:10 3pgs
Fees:15.00 Taxes:947.20
20000915-0091761

# WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **WILLIAM HOWARD EDWARDS AND WILLIE MIA MILLER** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **CLIFTON PIERCE AND CAROLYN PIERCE** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in ~~Lawrence~~ Davidson County, State of Tennessee, and being described as follows, to-wit:

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 13 day of Sept, 2000.

William H. Edwards
WILLIAM HOWARD EDWARDS

Willie Mia Miller
WILLIE MIA MILLER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM HOWARD EDWARDS and WILLIE MAI MILLER, the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 13 day of Sept., 2000.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

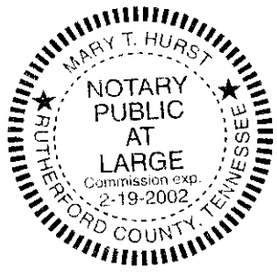
The actual consideration or value, whichever is greater, for this transfer is ~~$60,000.00~~ 256,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Grant B. Stratton
Affiant

Subscribed and sworn to before me this 13 day of Sept., ~~1995.~~ 2000

Mary T. Hurst
Notary Public

My Commission Expires: _____




THIS INSTRUMENT PREPARED BY:

Title Enterprise LLC
3354 Perimeter Hill Drive
Nashville, TN 37211

MAP AND PARCEL NUMBERS: Map 59-15 Parcel 186.00

ADDRESS NEW OWNER:

Clifton & Carolyn Pierce
2608 Walker Lane
Nashville, TN 37207

SEND TAX BILLS TO:

same

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 and 13, Haynes Heights, Section 5, of record in Book 3842, Page 248, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 105 feet on the southwesterly side of Walker Lane and extends back 410.67 feet on the northwesterly line and 417.28 feet on the southeasterly line to a dead line in the rear, measuring 105.21 feet thereon.

Said Lot no. 13 fronts 107.86 feet on the southwesterly side of Walker Lane and extends back 410.67 feet on the southeasterly line and 403.5 feet on the northwesterly line to a dead line in the rear measuring 110.29 feet thereon.

Being the same property conveyed to William Howard Edwards, a life estate, and upon his death the Fee Simple Title shall vest in Willie Mai Miller by Quitclaim Deed from Robert L. Jackson, Trustee, dated September 14, 1976 and recorded September 15, 1976 in Quitclaim Book 5068, Page 435, Register's Office for Davidson County, Tennessee. Also acquired in Book 4982, page 612, said Register's Office.

(1000541/12)