PICK-UP

Davidson County DEEDWARR
Recvd: 02/08/01 11:26 3pgs
Fees:15.00 Taxes:111.00
20010208-0012526

This instrument prepared by:
Benchmark Title Company
110 Court Square - P.O. Box 39
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
JENNIFER L. EDWARDS and husband, JONATHON J. EDWARDS
5310 Burgess Road
Whites Creek, TN 37189

MAP: 039 PARCEL: 102, 260, 261

FOR AND IN CONSIDERATION of THIRTY THOUSAND ($30,000.00) DOLLARS, cash in hand paid by the Grantees to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, I, ***DELILAH KAY TEASLEY, unmarried*** have bargained and sold, and by these presents do transfer and convey unto, ***JENNIFER L. EDWARDS and husband, JONATHON J. EDWARDS***, their heirs and assigns, a certain tract or parcel of land in the 14th formerly the 24th Civil District of Davidson County, Tennessee, as follows:

Tract 1: MAP 39, PARCEL: 102
Land in the 14th, formerly Civil District of Davidson County, Tennessee, and being a pan of Lot No. 4 on the Plan of the Estate of Vincent Carney, deceased, of record in Minute Book I, page 584, of the Chancery Court at Nashville, containing 49 acres and a part of a tract lying immediately cast of said Lot 4, containing 14 acres, and being shown on a copy of a survey thereof made by Stephen A. Draper, Surveyor, under date of August 4, 1955, and being a part of the Division of the lands of Margaret W. Larkins shown on said survey, and described as follows:

Beginning at a point in the center line of Burgess Road at the Northwest corner of a Tract of 6.68 acres marked 'Betty Larkins Felts'; thence with her line, along a drain, North 83 deg. 30' East 275 feet to a point, and South 81 deg. East 480 feet to a point in the west line of the lands conveyed to F. E. Barnes by deed of record in Book 369, page 527, Register's Office for said County; thence along what was Barnes' line, and along a fence, North 1 deg. West 330 feet to a point at a fence corner, which is 35 feet, more or less, north of a beech tree, said point being an agreed point between Willis and Carney, continuing along a fence, South 87 deg. East 975 feet to a point in the centerline of a road along a ridge; thence with the centerline of said road, North 13 deg. West 475 feet to a point, a corner of a tract of 22.62 acres marked an said map "James Larkins'; thence along his South line as follows: South 70 deg. West 260 feet, North 87 deg. West 190 feet; South 48 deg. West 60 feet; South 33 deg. 30' West 180 feet; South 78 deg.West 135 feet; South 72 deg. West 370 feet, being a point in a drain; thence with said drain and along the north line of a tract marked 'Nancy Larkins Vance'; north 80 deg. 30' West 230 feet; South 72 deg. West 97 feet; North 72 deg. West 111 feet to the center line of said Burgess Road, thence with the center line of the same, South 16 deg. West 325 feet to the beginning, and containing 13.1 acres, more or less.

Included in the above description but excluded from Tract I, are Lots 1 and 2 on the Plat of Norwood Hills, Section I, as of record in Book 6200, page 502, R4ster's Office for Davidson County, Tennessee. Tract I contains 8.75 acres, more or less.

Tract II: Map 39, parcels 260 and 261:
Land in Davidson County, Tennessee, being Lots I and 2 on the Plat of Norwood Hills, Section I as of record in Book 6200, page 502, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description. Lot 1 contains 2.348 acres, more or less and Lot 2 contains 2.007 acres, more or less.

Tracts I and 11, being the same property conveyed to Stephen Blair Teasley and wife, Delilah Kay Teasley by deed from Horace M. NonnaA unmarried, of record in Book 7125, page 874, Registees Office for Davidson County, Tennessee, the said Stephen Blair Teasley having since quitclaimed his interest in said property to Delilah Kay Teasley by instrument of record in Book 11260, page 616, said Register's Office.

Possession with deed.

2001 taxes shall be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***JENNIFER L. EDWARDS and husband, JONATHON J. EDWARDS***, their heirs and assigns, forever. And I covenant with the said, ***JENNIFER L. EDWARDS and husband, JONATHON J. EDWARDS***, that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said, ***JENNIFER L. EDWARDS and husband, JONATHON J. EDWARDS,*** their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 2nd day of February, 2001.

Delilah Kay Teasley
DELILAH KAY TEASLEY

STATE OF TENNESSEE
COUNTY OF MACON

Before me, a Notary Public in and for said State and county, personally appeared, ***DELILAH KAY TEASLEY, unmarried,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Lafayette, Tennessee, this the 2nd day of February, 2001.

Notary Public
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/4/2003

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Deborah Kay Teasley
AFFIANT

Subscribed and sworn to before me this 2nd day of February, 2001.

REGISTER OR NOTARY
MY COMMISSION EXPIRES: 1/4/2003

Mmt/RE-3262 Deed Teasley to Edwards