BOX 10-B

Davidson County DEEDWARR
Recvd: 07/27/01 13:27 2pgs
Fees:13.00 Taxes:508.75

20010727-0080004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$137,500.00**

Donna Michelle Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF July, 2001.

Jimmy A. Duncan
Notary Public

MY COMMISSION EXPIRES: 10-25-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONNA MICHELLE WILSON	**SAME**	**141-06-0-A 068.00CO**
(NAME) **7744 POPLAR RIDGE DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DAVID W. EDWARDS AND WIFE, RACHEAL A. EDWARDS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONNA MICHELLE WILSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 66, on the First Revision, Final Plat, Section Five, Poplar Ridge, a Planned Unit Development, of record in Plat Book 9700, page 385, RODC, TN to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David W. Edwards and wife, Racheal A. Edwards from Paul A. Huffstetter and wife, Heather J. Huffstetter by deed of record as Instrument No. 200002150015045, Register's Office for Davidson County, Tennessee.

This conveyance is subject to that Declaration of Covenants, Conditions, and Restrictions of record in Book 8113, page 105 and amended in Book 10370, page 333, Charter of Poplar Ridge Homeowner's Association of record in Book 8232, page 501, and By-Laws of Poplar Ridge Homeowner's Association of record in Book 8113, page 116, said Register's Office, and any other conditions, restrictions, and easements of record which may affect said property in the Register's Office for Davidson County, Tennessee.

See Limited Powers of Attorney being recorded simultaneously herewith as Instrument Nos. _____ and _____, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **7744 POPLAR RIDGE DRIVE, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of July, 2001.

David W. Edwards
by Glen Heard
Attorney in Fact

DAVID W. EDWARDS
BY: GLEN ALLEN HEARD, ATTORNEY IN FACT FOR DAVID W. EDWARDS

Racheal A. Edwards
by Glen Heard
Attorney in Fact

RACHEAL A. EDWARDS
BY: GLEN ALLEN HEARD, ATTORNEY IN FACT FOR RACHEAL A. EDWARDS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GLEN ALLEN HEARD, ATTORNEY IN FACT FOR DAVID W. EDWARDS and RACHEAL A. EDWARDS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **DAVID W. EDWARDS and RACHEAL A. EDWARDS** and who acknowledged that he executed the same as the free act and deed of **DAVID W. EDWARDS and RACHEAL A. EDWARDS**.

Witness my hand and official seal at Nashville, Tennessee this 26th day of July, 2001.

Commission expires: 10-25-2003.

Notary Public