Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #01-1460

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Ralph A. Edwards, and wife, Velma E. Edwards, and Steven J. Donnelly, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronda Sue Landers, and Traci Lynn Oliver, tenants in common with right of survivorship,** 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 the southerly 107 feet of Lot No. 2 and the easterly 12 1/2 feet of the southerly 107 feet of Lot No. 1 on the plan of Lockeland, Chadwell Home Place, in East Nashville, as of record in Book 57, page 135, said Register's Office.

Said Parts of Lots Nos. 1 & 2 front together 62 1/2 feet on the northerly side of Holly Street and run back between parallel lines 107 feet to a dead line.

Being the same property conveyed to Ralph A. Edwards and spouse, and Velma E. Edwards and Steven J. Donnelly by deed of record in Inst. No. 200006260063505, Registers office for said County. Velma E. Edwards appointed Ralph A. Edwards, as her attorney-in-fact by General Power of Attorney of record in Book 11300, Page 640, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1613 Holly Street, Nashville TN 37206.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 22nd day of August, 2001

Davidson County DEEDWARR
Recvd: 08/27/01 13:09 2pgs
Fees:13.00 Taxes:777.00
20010827-0092204

Ralph A Edwards
Ralph A. Edwards

Velma E Edwards
Velma E. Edwards by Ralph A. Edwards,
Attorney-in-Fact
by Ralph A Edwards

Steven J. Donnelly

State of Tennessee)
County of Davidson)

On this 22nd day of August, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ralph A. Edwards, individually, and Ralph A. Edwards for Velma E. Edwards, as her attorney-in-fact, Steven J. Donnelly, the bargainor(s), 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.

KENNETH M. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 9-29-2004

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 210,000.00.

Affiant

Sworn and subscribed before me on this the 22nd day of August, 2001.

KENNETH M. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 9-29-2004

NEW OWNER:
Ronda Sue Landers
1613 Holly Street
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT: SAME

TAX MAP-PARCEL #:
83-10-213