RETURN TO:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

1042

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

Subscribed and sworn to before me, this 12th day of September, 2001.

NOTARY PUBLIC AT LARGE

My Commission Expires:

My Commission Expires November 24, 2001

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TENNESSEE 37138

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
REGINALD EDWARDS and wife, DEBRA EDWARDS 2340 COOPER TERRACE NASHVILLE, TN 37217 MAP & PARCEL NO. 073-09-0/270.00	SAME Davidson County DEEDWARR Recvd: 09/14/01 14:17 2pgs Fees:13.00 Taxes:177.60 20010914-0100297

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AUSTIN GILBERT BAXTER and wife, LISA BAXTER,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

REGINALD EDWARDS and wife, DEBRA EDWARDS,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot 21 on the Plan of Cooper Lane Estates, of record in Book 5200, page 567, Register's Office for said County and now shown as Lot 21B on the Zone Lot Division of Lots 8, 12, 17, 19, 20 & 21 Cooper Lane Estates of record in Book 6900, page 210 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Austin Gilbert Baxter by Deed from Cecil Edward McMurtry and wife, Yvonne McMurtry dated April 10, 1987 and filed of record on April 20, 1987 in Book 7207, page 506, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2001, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 210; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 2340 COOPER TERRACE, NASHVILLE, TN 37217

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND 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 MY HAND THIS 12TH DAY OF SEPTEMBER, 2001.

Austin Gilbert Baxter Lisa Baxter

AUSTIN GILBERT BAXTER LISA BAXTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2001, before me personally appeared Austin Gilbert Baxter and wife, Lisa Baxter, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires 03
November 24, 2001

Jamie L. Taylor
Notary Public

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WARRANTY DEED

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