PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 09/26/01 10:00 2pgs
Fees:13.00 Taxes:462.50
20010926-0103959

W & I Ref: (st) Title No: 42875
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tonya R. Edens 6640 Upton Lane Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 102-07-119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 125,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Twila F. Walker, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tonya R. Edens,** 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 Lot No. 26 on the Plan of Charlotte Park, Section 26 of record in Book 3700, Page 91, Register's Office for said County.

Said Lot No. 26 fronts 76.72 feet on the westerly margin of Upton Lane and extends back 179.74 feet on the northerly line and 178.18 feet on the southerly line to the lower water mark of the Cumberland River, measuring 75 feet thereon, more or less.

Being the same property conveyed to Twila F. Walker, an unmarried person by deed from Wallace Earl Siria and wife, Annette A. Siria of record in Book 5300, Page 871, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700, Page 91, said Register's Office, which Plan shows a 30 foot minimum building setback line from Upton Lane and a 10 foot easement for public utility purposes along the witness line(s); and an easement for the flow of the Cumberland River.

This is improved property, known as: 6640 Upton Lane, Nashville, TN 37209

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 21st day of September, 2001.

Twila F. Walker

Twila F. Walker

State of Tennessee
County of Davidson

On this 21st day of September, 2001, before me the undersigned authority, personally appeared **Twila F. Walker**, 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.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 125,000.00

Affiant

Sworn and subscribed before me on the 21st day of September, 2001.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public