THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 59,000.00

Ralph A Edwards
Affiant

Subscribed and sworn to before me, this 6th day of November, 2001

Notary Public

My Commission Expires: 6-12-05

Davidson County DEEDWARR
Recvd: 11/07/01 09:35 2pgs
Fees:13.00 Taxes:218.30

20011107-0122116

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RALPH A. EDWARDS 1017 43rd Avenue, North Nashville, Tennessee 37209	RALPH A. EDWARDS 1221 Alfred Drive Nashville, Tennessee 37205	MAP 91-8 PARCEL 58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY NINE THOUSAND AND NO/100---------- ---------- ($ 59,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, JOHN THOMAS NESBITT hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto RALPH A. EDWARDS AND WIFE, VELMA E. EDWARDS hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 34 in L.H. Davis Subdivision of Lot 41 Clifton Plan which is of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

SAID Lot No. 34 fronts 50.0 feet on the west side of Douglas Avenue and extends back westerly between parallel lines 150.0 feet wide.

BEING the same property conveyed to Henry C. Nesbitt and wife, Geraldine Nesbitt, by deed from Rush Davis, an unmarried man, of record in Book 3855, page 696, Register's Office for Davidson County, Tennessee; the said Henry C. Nesbitt and Geraldine Nesbitt having both since died with Geraldine Nesbitt having predeceased Henry C. Nesbitt and the Last Will and Testatment of Bishop Henry C. Nesbitt, Sr. (aka Henry C. Nesbitt) of record in Will Book 228, page 140, (File No. 99 P 735), Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to decedent's son, John Thomas Nesbitt.

This is improved property known as 1017 43rd Avenue, North, Nashville, Tennessee 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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of L.H. Davis S/D of Lot 41 Clifton Plan of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself ___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 6th day of November, 2001.

John Thomas Nesbitt

JOHN THOMAS NESBITT

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 JOHN THOMAS NESBITT, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of November, 2001.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public