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

1047

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $37,000.00.

Subscribed and sworn to before me, this 29th day of October, 2001.

NOTARY PUBLIC AT

My Commission Expires:

My Commission Expires November 24, 2001

Affiant

Notary Public

Davidson County DEEDWARR
Recvd: 12/26/01 16:57 6pgs
Fees:33.00 Taxes:136.90

20011226-0142081

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 400 NEILL AVENUE NASHVILLE, TN ~~37207~~ 37206 MAP & PARCEL NO. 082-12-0/057.00	COUNTRYWIDE HOME LOANS, INC. P.O. BOX 660694 DALLAS, TX 75266-0694

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,

BOOKER T. WHITE, JR. and wife, ISORIA WHITE, ANNIE PEARL COBB, unmarried, BENITA BUCHANAN PRESLEY and husband, MANUEL PRESLEY, MICHELLE BUCHANAN, unmarried, ESTHER BRADEN, unmarried, BESSIE MARTIN and husband, CLAUDE MARTIN, JOHN L. EDWARDS III and wife, FAITH EDWARDS, VALITUS F. EDWARDS and wife, DOROTHY EDWARDS and DAVID N. EDWARDS, unmarried,

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 No. 201 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for said County.

Said Lot No. 201 fronts 50 feet on the westerly side of Neill Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Booker T. White, Sr. and wife, Mary L. White, by deed from Burton Hutcherson and wife, Flossie Clyde Hutcherson, of record in Book 2038, page 565, Register's Office of Davidson County, Tennessee. The said Booker T. White, Sr. now being deceased, having been preceded in death by his wife, Mary L. White and leaving as his sole next of kin and heirs at law his said children, Booker T. White, Jr., Annie Pearl Cobb, Lottie Mae Edwards, Mary Buchanan, Ester Braden and Bessie Martin. The said Lottie Mae Edwards having since died leaving as her heirs at law her said children, John L. Edwards III, Valitus F. Edwards,

David N. Edwards and Reginald Edwards. The said Mary Buchanan having since died leaving as her heirs at law her said children, Michelle Buchanan and Benita Buchanan Presley.

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 57, PAGE 50; 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: 400 NEILL AVENUE, NASHVILLE, TENNESSEE ~~37207~~ 37206

THE SAID CLAUDE MARTIN, MANUEL PRESLEY, FAITH EDWARDS AND DOROTHY EDWARDS JOIN IN THIS CONVEYANCE FOR THE PURPOSE OF TRANSFERRING ANY AND ALL RIGHTS THEY MAY HAVE TO THE PROPERTY, MARITAL OR OTHERWISE, AS THE SPOUSE OF AN OWNER.

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 29TH DAY OF OCTOBER, 2001.

Booker T. White, Jr.

Isoria White by atty-in-fact
Booker T. White, Jr.
Isoria White

Annie Pearl Cobb by atty-in-fact
Booker T. White, Jr.
Annie Pearl Cobb by atty-in-fact
Booker T. White, Jr.

Michelle Buchanan by atty-in-fact
Booker T. White, Jr.
Michelle Buchanan by atty-in-fact
Booker T. White, Jr.

Benita Buchanan Presley by atty-in-fact
Booker T. White, Jr.
Benita Buchanan Presley by atty-in-fact
Booker T. White, Jr.

Manuel Presley by atty-in-fact
Booker T. White, Jr.
Manuel Presley by atty-in-fact
Booker T. White, Jr.

Esther Braden by atty-in-fact
Booker T. White, Jr.
Esther Braden by atty-in-fact
Booker T. White, Jr.

David N. Edwards by atty-in-fact
Booker T. White, Jr.
David N. Edwards by atty-in-fact
Booker T. White, Jr.

John L. Edwards III by atty-in-fact
Booker T. White, Jr.
John L. Edwards III by atty-in-fact
Booker T. White, Jr.

Faith Edwards by atty-in-fact
Booker T. White, Jr.
Faith Edwards by atty-in-fact
Booker T. White, Jr.

Valitus F. Edwards by atty-in-fact
Booker T. White, Jr.
Valitus F. Edwards by atty-in-fact
Booker T. White, Jr.

Dorothy Edwards by atty-in-fact
Booker T. White, Jr.
Dorothy Edwards by atty-in-fact
Booker T. White, Jr.

Bessie White Martin by atty-in-fact
Booker T. White, Jr.
Bessie White Martin by atty-in-fact
Booker T. White, Jr.

Claude Martin by atty-in-fact
Booker T. White, Jr.
Claude Martin by atty-in-fact
Booker T. White, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2001, before me personally appeared Booker T. White, Jr. ~~and wife, Isoria White~~, 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.

My Commission Expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2001, before me personally appeared Booker T. White, Jr., to me known (or proved to me on the bases of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Annie Pearl Cobb as her attorney-in-fact and acknowledged that he executed the same in his capacity as attorney-in-fact as the free act and deed of the said Annie Pearl Cobb.

Witness my hand and official seal at office on this the 29th day of October, 2001.

My Commission Expires:

ISORIA WHITE AND

My Commission Expires
November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2001, before me personally appeared Booker T. White, Jr., to me known (or proved to me on the bases of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michelle Buchanan as her attorney-in-fact and acknowledged that he executed the same in his capacity as attorney-in-fact as the free act and deed of the said Michelle Buchanan.

Witness my hand and official seal at office on this the 29th day of October, 2001.

My Commission Expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2001, before me personally appeared Booker T. White, Jr., to me known (or proved to me on the bases of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Benita Buchanan Presley as his attorney-in-fact and acknowledged that he executed the same in his capacity as attorney-in-fact as the free act and deed of the said Benita Buchanan Presley.

Witness my hand and official seal at office on this the 29th day of October, 2001.

My Commission Expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2001, before me personally appeared Booker T. White, Jr., to me known (or proved to me on the bases of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Manuel Presley as his attorney-in-fact and acknowledged that he executed the same in his capacity as attorney-in-fact as the free act and deed of the said Manuel Presley.

Witness my hand and official seal at office on this the 29th day of October, 2001.

My Commission Expires:
My Co... 23
November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2001, before me personally appeared Booker T. White, Jr., to me known (or proved to me on the bases of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Esther Braden as her attorney-in-fact and acknowledged that he executed the same in his capacity as attorney-in-fact as the free act and deed of the said Esther Braden.

Witness my hand and official seal at office on this the 29th day of October, 2001.

My Commission Expires:
My Co... 23
November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2001, before me personally appeared Booker T. White, Jr., to me known (or proved to me on the bases of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David N. Edwards as his attorney-in-fact and acknowledged that he executed the same in his capacity as attorney-in-fact as the free act and deed of the said David N. Edwards.

Witness my hand and official seal at office on this the 29th day of October, 2001.

My Commission Expires:
My Co... 23
November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2001, before me personally appeared Booker T. White, Jr., to me known (or proved to me on the bases of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John L. Edwards III as his attorney-in-fact and acknowledged that he executed the same in his capacity as attorney-in-fact as the free act and deed of the said John L. Edwards III.

Witness my hand and official seal at office on this the 29th day of October, 2001.

My Commission Expires:
My Co... 23
November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2001, before me personally appeared Booker T. White, Jr., to me known (or proved to me on the bases of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Faith Edwards as his attorney-in-fact and acknowledged that he executed the same in his capacity as attorney-in-fact as the free act and deed of the said Faith Edwards.

Witness my hand and official seal at office on this the 29th day of October, 2001.

My Commission Expires: My Commission Expires November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2001, before me personally appeared Booker T. White, Jr., to me known (or proved to me on the bases of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Valitus F. Edwards as his attorney-in-fact and acknowledged that he executed the same in his capacity as attorney-in-fact as the free act and deed of the said Valitus F. Edwards.

Witness my hand and official seal at office on this the 29th day of October, 2001.

My Commission Expires: My Commission Expires November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2001, before me personally appeared Booker T. White, Jr., to me known (or proved to me on the bases of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dorothy Edwards as her attorney-in-fact and acknowledged that he executed the same in his capacity as attorney-in-fact as the free act and deed of the said Dorothy Edwards.

Witness my hand and official seal at office on this the 29th day of October, 2001.

My Commission Expires: My Commission Expires November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2001, before me personally appeared Booker T. White, Jr., to me known (or proved to me on the bases of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bessie White Martin as her attorney-in-fact and acknowledged that he executed the same in his capacity as attorney-in-fact as the free act and deed of the said Bessie White Martin.

Witness my hand and official seal at office on this the 29th day of October, 2001.

My Commission Expires: My Commission Expires November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2001, before me personally appeared Booker T. White, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Claude Martin as his attorney-in-fact and acknowledged that he executed the same in his capacity as attorney-in-fact as the free act and deed of the said Claude Martin.

Witness my hand and official seal at office on this the 29th day of October, 2001.

My Commission Expires:
My Commission Expires
November 24, 2001

NOTARY PUBLIC AT LARGE

My Commission Expires
November 24, 2001

Notary Public

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WARRANTY DEED

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