File: Box 13
#2591

Davidson County DEEDWARR
Recvd: 12/28/01 14:31 2pgs
Fees:13.00 Taxes:406.63
20011228-0143800

Prepared by:
Realty Title & Escrow Company, Inc.
1000 Northpointe Blvd. Ste. 115
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Subscribed and sworn to before me, this 7th day of November, 2001.

Notary Public
My commission expires: 5/24/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05-0108-60089

Address of New Owner:	Send Tax Bills to:	Tax Information
Allison J. Edwards 1304 Joust Court Antioch TN 37013	Professional Mortgage Group, P.O. Box 10189 Murfreesboro, TN 37129	150-09-A-177

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph Scott Valent unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Allison J. Edwards, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: unmarried

Being Lot No. 323 on the Plan of Forest View Park, Section X, Phase One as of record in Plat Book 7900, page 356, in Register's Office for Davidson County , Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Scott Valent unmarried, by deed from Fox Ridge Homes, Inc. of record in Book 8646, page 958, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1304 Joust Court, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7th day of November, 2001.

Joseph Scott Valent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Scott Valent and , with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in ~~Brentwood~~ Nashville, TN, this 7th day of November, 2001.

Notary Public

My Commission expires: 12-10-2003