Davidson County DEEDWARR
Recvd: 01/31/02 16:08 2pgs
Fees:13.00 Taxes:284.90
20020131-0013984

FILE BOX 45

Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ralph A. Edwards and wife, Velma E. Edwards** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Betty Seay and Georgia Seay** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in Williamson, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 30th **day of January, 2002.**

Ralph A. Edwards
Ralph A. Edwards

Velma E. Edwards by Ralph A. Edwards P.O.A.
Velma E. Edwards

STATE Of Tennessee
COUNTY Of Davidson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Ralph A. Edwards** ~~and Velma E. Edwards~~ whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 30th day of January 2001.

Patricia Nicholls
Notary Public
My Commission expires: 1/29/05

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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, Ralph A. Edwards, 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 on behalf of Velma E. Edwards as her Attorney in Fact as the free act and deed of the within named Velma E. Edwards.
Witness my hand and official seal at Nashville, Tennessee, the 30th day of January, 2002.

My Commission Expires: 1/29/05

Patricia Nicholls

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FILE BOX 45

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $77,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Betty J Seay
Affiant

Subscribed and sworn to before me this 30th day of January 2002.

Patricia Nicholls
Notary Public
My Commission expires: 1/29/05

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Map and Parcel: 81-15-474.00

Address of New Owner:
1816 Scovel Street
Nashville, TN 37208

Send Tax Bills To:
Right Mortgage Company
106B West Hill Drive
Lebanon, TN 37087

6020015

Exhibit "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Being the easterly 37.0 feet of lot No. 37 in Geo Shields Addition to North Nashville, a Plan of which is of record in Book 57, page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 37.0 feet on the north side of Madison (now known as Scovel) Street and extends back between parallel lines 140.0 feet to an alley.

Being the same property conveyed to Ralph A. Edwards and wife, Velma E. Edwards from Antonio C. Turner, unmarried by Warranty Deed dated October 3, 2001, recorded October 10, 2001 in Instrument # 200110090109538, Register's Office for Davidson County, Tennessee.