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Davidson County DEEDWARR
Recvd: 06/04/02 12:17 3pgs
Fees:18.00 Taxes:2164.50
20020604-0067445

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Gerald G. Patterson, Trustee	New Owner	Map 116-05
2000 Richard Jones Road, Suite 110		Parcel 029
Nashville, TN 37215		

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **John R. Edwards and wife, Mary Ann T. Edwards** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Gerald G. Patterson, Trustee, with full power to lease, transfer, convey, encumber, mortgage or otherwise dispose of the subject real property herein described without the joinder of any beneficiary** (The "Grantee"), his successors and assigns that certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of Hillwood Estates, Section 12, of record in Book 2663, page 109, Register's Office for said County.

Said Lot No. 333 fronts 172.6 feet on the easterly margin of Sedberry Road and extends back 215 feet on the southerly line and 272.9 feet on the northerly line to a broken line in the rear, measuring 184.1 feet thereon.

Being the same property conveyed to John R. Edwards and wife, Mary Ann T. Edwards, by Warranty Deed from Lawrence A. Averbuch and wife, Sandra R. Averbuch, of record in Book 9021, page 341, said Register's Office.

This is improved property commonly known as 5905 Sedberry Road, Nashville, Tennessee, 37205.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Book 2663, page 109, as amended in Book 4176, page 339, said Register's Office for Davidson County, Tennessee.
3. Easement for anchor and overhang purposes of record in Book 2882, page 23, said Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer/or storm drainage of record in Book 4423, page 556, said Register's Office for Davidson County,. Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $585,000.00.

Patricia Green
Affiant

Subscribed and sworn to before me this 29th day of May, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires NOV. 29, 2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of May, 2002.

John R. Edwards

Mary Ann T. Edwards

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 R. Edwards and wife, Mary Ann T. Edwards** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of **May,** 2002.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE