Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Benjamin L. Edwards, Sr. 2116 Hobbs Road, Unit M-12 Nashville, Tennessee 37215	Same as New Owner	Map 131-02 Group A Parcel 95.00 CO
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY SEVEN THOUSAND and NO/100 ($67,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **CHARLES M. GREENE as ADMINISTRATOR OF THE ESTATE OF PAUL EDWARD KALB,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **BENJAMIN L. EDWARDS SR.**, and **Daneell D. Edwards**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. M-12 on the plan of Hobbs House Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, both in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete description thereof.

Being the same property conveyed to Paul Edward Kalb, a single person, by Warranty Deed from L. Kristen Kalb, a single person, of record in Book 10646, page 993, Register's Office for Davidson County, Tennessee. The said Paul Edward Kalb died July 23, 2001. The estate was admitted to probate in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee styled **In RE: Estate of Paul Edward Kalb, Deceased,** Docket No. 01P-1272. By Order entered July 30, 2002, Charles M. Greene, Administrator of the Estate, was ordered to sell and convey the above described property with all net proceeds of the sale paid to said Administrator. A certified copy of this Order is of record as Instrument No. 20020731-0091871, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plan of record in Book 4595, page 74, as amended in Book 5200, page 54; to terms and conditions of Master Deed establishing a Horizontal Property Regime, of record in Book 5289, page 515, as amended in Book 5292, page 958; Book 5293, page 612; Book 6822, page 893; Book 7802, page 299 and in Book 7824, page 974; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 2116 Hobbs Road, Unit M-12, Nashville, Tennessee 37215.

Davidson County DEEDWARR
Recvd: 08/06/02 15:28 3pgs
Fees:18.00 Taxes:247.90
20020806-0094690

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantee his proportionate share and the Grantee assuming payment thereof.

The undersigned, as Administrator only, further covenants and binds himself, his successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 31st day of July, 2002.

CHARLES M. GREENE, Administrator of the Estate of Paul Edward Kalb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Charles M. Greene, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who, upon oath, further acknowledged that he is the Administrator of the Estate of Paul Edward Kalb, deceased, and is authorized to execute this instrument as Administrator of the Estate of Paul Edward Kalb, deceased.

WITNESS my hand, at office, this 31st day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/02

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return To:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $67,000.00.

AFFIANT

Subscribed and sworn to before me, this 31st day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/02

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.