**Prepared By And Returned To**
**McMackin Title Company**
**213 A Ward Circle, Suite 104**
**Brentwood; TN 37027**
**(615) 221-6565**

Name and Address of New Owner:

Tracy Edwards
210 Old Hickory Boulevard
Unit 41
Nashville TN 37221

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
213A Ward Circle, S-104
Brentwood, Tn 37027

Davidson County DEEDWARR
Recvd: 01/07/03 10:31 2pgs
Fees:13.00 Taxes:222.00

20030107-0002487

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $60,000.00

Map & Parcel No.
142-04-0A 041.00

Affiant

Subscribed and sworn to before me on .

Notary Public

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: MY COMMISSION EXPIRES: JULY 26, 2003

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Shannon O'Kelley, unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Tracy Edwards, unmarried, (herein called "Grantees"), the real property situated in Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, more particularly described as:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 41, Belle Forest Condominium Apartments, a Condominium, a Horizontal Property Regime, located on Old Hickory Blvd., Nashville, Davidson County, Tennessee, as shown on the plat of Belle Forest Condominium Apartments, recorded in Plat Book 5200, page 167, said Register's Office.

Being the same property conveyed to Shannon O'Kelley, unmarried, by Special Warranty Deed, from Federal National Mortgage Association, dated April 25, 2002, recorded as Instrument No. 20020508-0056854, said Register's Office. Also being the same property conveyed to Federal National Mortgage Association by Substitute Trustees Deed, from Arnold Weiss, dated January 1, 2002 of record as Instrument Number 20020110-0003791, said Register's Office. Also being the same property conveyed to Arnold Weiss, by Substitute Trustees Deed, from Larry L. Westbrook, Trustee, dated November 1, 2001, of record in as Instrument Number 20011120-0127037, said Register's Office.

The above legal description is identical to the previous description of record.

This is improved property located at 210 Old Hickory Boulevard, Unit 41 Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for unpaid real estate taxes.

**GRANTOR further covenants** and bind herself/himself/thyself and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/heartier heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on .

Shannon O'Kelley

Shannon O'Kelley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Shannon O'Kelley, unmarried,, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this

**WITNESS** my hand and official seal at Nashville, Tennessee, this

Notary Public

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My commission expires: _____

MY COMMISSION EXPIRES: JULY 26, 2003