ADDRESS NEW OWNER and
SEND TAX BILLS:
EMMETT H. EDWARDS
1307 15TH Ave S.
Nashville TN 37212

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
105 - 5 - 13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SIX THOUSAND FIVE HUNDRED DOLLARS ($86,500.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, LARRY N. COLE, SR., hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to EMMETT H. EDWARDS, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map showing the Subdivision of Lots No. 37 and 52 of the O. B. Hays Rokeby Addition, of record in Book 547, Page 2, Register's Office for said County, and being part Original Lot 37 as follows:

Said Lot No. 11 fronts 57 feet on the west side of 15th Avenue, South and runs back between lines 152 feet and 8 inches on the north line and 152 feet 10 inches on the south line to an alley on which it measures 57 feet.

Being the same property conveyed to Larry N. Cole, Sr. by deed of record in Book 10347, Page 960, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1307 15th Avenue South, Nashville, Tennessee 37212.

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

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 01/09/03 13:35 2pgs
Fees:13.00 Taxes:320.05
20030109-0004239

Executed on this 7 day of January, 2003.

Larry N. Cole, Sr.
LARRY N. COLE, SR.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, LARRY N. COLE, SR., the within named bargainor 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 for the purposes therein contained.

Witness my hand at office this 7 day of January, 2003.

NOTARY PUBLIC

My Commission Expires:
10/24/05

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $86,500.00.

AFFIANT

Subscribed to and sworn before me, this the 7 day of January, 2003.

NOTARY PUBLIC

My Commission Expires:
10/24/05

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