Return to:
First Title & Escrow
File Box 9B
#19979

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: ST Title No: 44116

Dav. Co. File: ~~Box 8~~

Davidson County DEEDWARR
Recvd: 01/31/03 15:36 3pgs
Fees:18.00 Taxes:2479.00

20030131-0013948

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David C. Edwards Ashley W. Edwards 5924 Sedberry Road Nashville, Tennessee 37205	AmSouth Bank 550 Metroplex Drive Nashville, Tennessee 37211-4701

TAX MAP-PARCEL NUMBERS: 116-09-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$670,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel L. Killman and wife, Kathryn R. Killman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David C. Edwards and spouse, Ashley W. Edwards** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 306 on the Plan of Hillwood Estates Section 12 of record in Book 2663, Page 109 Register's Office for said County.

Said Lot No. 306 fronts 200 feet on the westerly margin of Sedberry Road and extends back 244.3 feet on the northerly line and 242.50 feet on the southerly line to a dead line in the rear, measuring 200 feet thereon.

Being the same property conveyed to Daniel L. Killman and wife, Kathryn R. Killman by deed from Robert J. Warner, Jr. and John E. Sloan, Co-Executors under the Will of Paul L. Sloan, Jr., of record in Book 7834, Page 118, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 109, said Register's Office, which Plan shows a 100 foot minimum building setback line from Sedberry Road and a 10 foot easement for public utility purposes along the rear line(s).

This instrument is executed on behalf of Daniel L. Killman by Kathryn R. Killman as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 5924 Sedberry Road, Nashville, Tennessee 37205

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of January, 2003 .

Daniel L. Killman By: Kathryn R. Killman, Atty-in-Fact

Kathryn R. Killman

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 , **Kathryn R. Killman** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Daniel L. Killman** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 2003

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 30, 2004

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $670,000.00

Affiant

Sworn and subscribed before me this 30th day of January, 2003

GEORGE E. MUELLER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

State of Tennessee

County of Davidson

On this 30th day of January, 2003, before me the undersigned authority, personally appeared Kathryn R. Killman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public

EXHIBIT "A"
To
Warranty Deed

FROM: Daniel L. Killman and wife, Kathryn R. Killman

TO: David C. Edwards and spouse, Ashley W. Edwards

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Kathryn R. Killman

Kathryn R. Killman, Affiant

Sworn to and subscribed before me this
30th day of January, 2003

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004