File #200320037	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2003. Notary Public MY COMMISSION EXPIRES: 10/22/05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 198 East Main Street, Suite 201, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shaun Edwards	New Owner	Map: 161-10-B
(NAME) 5252 Village Trace	(NAME) 5252 Village Trace	Parcel: 22.00 CO
(ADDRESS) Nashville TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, REGIS B. MIELCAREK, UNMARRIED hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto SHAUN EDWARDS, UNMARRIED hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 213, on the Plan of Phase Five, Villages of Brentwood, a Planned Unit Development, as shown by plat appearing of record in Plat Book 6900, Page 896, as amended in Plat Book 8409, page 810, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Regis B. Mielcarek by Warranty Deed from Jason R. Peterson of record in Instrument No. 20001115-0113311 Register Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11, as amended in Book 6393, page 495, made applicable to Phase Five in Book 7834, page 676; Easement of record in Book 6334, page 980; Sanitary Sewer and/or Storm Drainage Easement of record in Book 6730, page 508; Deed of Conveyance of record in Book 6897, page 112; and, any and all matters as shown on plat of record in Plat Book 6900, page 896, as amended in Plat Book 8409, page 810; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5252 Village Trace, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of February, 2003.

Regis B. Mielcarek, by Andrea Ladd, his Attorney In Fact

Regis B. Mielcarek, by

Andrea Ladd, his Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 02/14/03 10:00 2pgs
Fees:13.00 Taxes:484.70

20030214-0020191

STATE OF Tennessee

COUNTY OF Williamson

On this 14th day of February, 2003, before me personally appeared, Andrea Ladd with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Regis B. Mielcarek and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Trust Deed Book ___, Page _____, Register's Office of Davidson County, Tennessee.

20030214-0020190

Witness my hand and official seal, this 14th day of February, 2003.

Notary Public, Barbara T. Hodge

My Commission Expires: 10/22/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
198 East Main Street, Suite 201
Franklin, TN 37064