THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 184,117.00

Leslie a Edgell
Affiant

Davidson County DEEDWARR
Recvd: 04/01/03 11:56 2pgs
Fees:13.00 Taxes:681.23
20030401-0042671

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Subscribed and sworn to before me, this 27th day of March, 2003

Notary Public

My Commission Expires: 10/17/05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LESLIE A. EDGELL 609 Rudolph Avenue Nashville, Tennessee 37206	UNION PLANTERS BANK, NA 1900 Charles Bryan Road Cordova, Tennessee 38016	MAP 83-6 PARCEL 426

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY FOUR THOUSAND ONE HUNDRED SEVENTEEN AND NO/100---- ($ 184,117.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, CHARLES E. GANN hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto LESLIE A. EDGELL AND HUSBAND, SHAWN P. EDGELL 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:

BEING Lot No. 3 on the Final Plat of Timothy Walker Lots, Minor Subdivision, of record in Book 11190, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Charles E. Gann by deed from Marci Blumbeks Grindstaff, married, record as Instrument No. 20020813-0097900 in the Register's Office for Davidson County, Tennessee.

TIA GANN, spouse of Charles E. Gann, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 609 Rudolph Avenue, Nashville, Tennessee 37206

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.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Timothy Walker Lots, Minor Subdivision of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 27th day of March, 2003.

CHARLES E. GANN

TIA GANN

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 CHARLES E. GANN and TIA GANN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2003.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public