Return To

Davidson County DEEDWARR
Recvd: 05/22/03 14:51 3pgs
Fees:18.00 Taxes:510.60
20030522-0070215

RETURN TO BOX #23

THIS INSTRUMENT PREPARED BY:
RICHARD D. BIRD
BAKER, DONELSON, BEARMAN & CALDWELL
A PROFESSIONAL CORPORATION
SUITE 1000, 211 COMMERCE STREET
NASHVILLE, TENNESSEE 37201
615-726-5600

FROM: **Willett Rea Edmonson and wife, Frances J. Edmonson** ("GRANTORS")

TO: **John H. Pennell** ("GRANTEE")

ADDRESS NEW OWNER:
John H. Pennell
3903 Moss Rose Drive
Nashville, TN 37216

SEND TAX BILLS:
First Horizon Home Ln. Corp
P.O. Box 146
Memphis, TN 38101

MAP AND PARCEL NUMBER:
73-1 - 231

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **Willett Rea Edmonson and wife, Frances J. Edmonson**, have bargained and sold, and by these presents do transfer and convey unto **John H. Pennell** (unmarried), his heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Moss Rose Heights Subdivision, Section No. 2, Extended, as of record in Book 1424, Page 109, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Moss Rose Drive at the corner of Lot Nos. 25 and 26; thence, with the line between said two lots westwardly 200 feet; thence, south 35 deg. 40' east 82.7 feet to the northerly margin of an unnamed street; thence, with the same eastwardly 180 feet to the beginning of a curve; thence, around said curve in a northeasterly direction 31.42 feet to the westerly margin of Moss Rose Drive; thence, with same northwardly 62.7 feet to the beginning.

Being the same property conveyed to Frank G. Edmonson, unmarried, (being one and the same person as Frank Gordon Edmonson) by Warranty Deed from Kirby H. Lunn, unmarried, of record in Book 10755, Page 333, Register's Office for Davidson County, Tennessee. The said Frank Gordon Edmonson having died on November 29, 2002, intestate, and being the same property conveyed to Willett Rea Edmonson and wife, Frances J. Edmonson, by Administrators Deed from W. Rea Edmonson, Jr., Steven C. Edmnson and Philomena Edmonson, Co-Administrators of the Estate of Frank Gordon Edmonson of record at Instrument No. 20030522007021 3 Register's Office for Davidson County, Tennessee.

The above description is identical to that contained in the prior deed of record on this property.

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This is improved property known as, and located at, 3909 Moss Rose Drive, Nashville, Tennessee 37216.

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 do 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, except as set forth below:

1. 2003 real property taxes, which have been prorated between the parties and assumed by GRANTEES.

2. Restrictive covenants of record in Book 1153, Page 283, said Register's Office.

3. Sewer Easement to Metropolitan Government of record in Book 4260, Page 502, said Register's Office.

4. Notes, easements and setback line as set forth on the Plat of record in Book 1424, Page 109, said Register's Office.

And GRANTORS do 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.

(SIGNATURES CONTAINED ON FOLLOWING PAGE)

WITNESS our hand this 8 day of May, 2003.

Willett Rea Edmonson
Willett Rea Edmonson

Frances J. Edmonson
Frances J. Edmonson

STATE OF COLORADO)
COUNTY OF Arapahoe)

Personally appeared before me, Marilyn J Turner, a Notary Public in and for said County and State, the within named, **Willett Rea Edmonson and wife, Frances J. Edmonson**, the within named bargainors, with whom I am personally acquainted, or who 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 at Aurora Colorado, this 8th day of May, 2003.

Marilyn J. Turner
NOTARY PUBLIC

My Commission Expires: 5/29/2005

MARILYN J. TURNER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires May 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 138,000.00

Angela Bailey
AFFIANT

Subscribed and sworn to before me, this 8th day of May, 2003.

Jennifer Crowell
NOTARY PUBLIC

My Commission Expires:

JENNIFER CROWELL
NOTARY PUBLIC AT LARGE
LEWIS CO., TENN.
MY COMMISSION EXPIRES: MAY 23, 2006

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