Davidson County DEEDWARR
Recvd: 06/03/03 10:56 2pgs
Fees:13.00 Taxes:64.75

20030603-0075270

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 20 03

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jet Properties, Inc. (NAME)	New Owner (NAME)	MAP 82-3
4207 Lebanon Road (ADDRESS)	(ADDRESS)	PARCEL 120
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Willethia Joy, James C. Edwards, Ronald D. Edwards, Patrick B. Edwards, H. Lorenzo Edwards and Cornelius Edwards, Jr., Heirs of the Estate of Cornelius * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jet Properties, Inc.

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 Lot No. 57 on the Map of the Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office for said County.

Said Lot No. 57 fronts 50 feet on the easterly side of North Second Street and runs back between parallel lines, 181 feet to an alley.

Being the same property conveyed to Cornelius Edwards by Quitclaim Deed from Willie Evelyn Edwards, of record in Book 4891, page 140, said Register's Office. The said Cornelius Edwards died July 31, 2002, intestate, leaving Willethia Joy, James C. Edwards, Ronald D. Edwards, Patrick B. Edwards, H. Lorenzo Edwards, and Cornelius Edwards, Jr. as the sole heirs-at-law.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 40, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1103 N. 2nd Ave., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Edwards

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 hand s this 29th & 31st day of May, 20 03

Willethia Joy
Willethia Joy

Ronald D. Edwards
Ronald D. Edwards

James C. Edwards
James C. Edwards

Patrick B Edwards
Patrick B. Edwards

Cornelius Edwards, Jr.

H. Lorenzo Edwards

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 Willethia Joy, James C. Edwards, Ronald D. Edwards, Patrick B. Edwards, and Cornelius Edwards, Jr., Heirs of the Estate of Cornelius Edwards the bargainor s, 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 at Nashville, Tennessee, this 29th day of May, 2003.

Commission expires 11/29/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) 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 at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public

STATE OF OKLAHOMA)
COUNTY OF Tulsa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Lorenzo Edwards, the 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 and official seal this 30th day of May, 2003.

My Commission Expires: 2-19-06

#02001294

Notary Public

TERESA B. COLLINS
Notary Public, State of Oklahoma
Tulsa County
My Commission Expires Feb. 19, 2006