Davidson County DEEDWARR
Recvd: 07/23/03 12:03 2pgs
Fees:13.00 Taxes:476.93
20030723-0103045

This instrument prepared by: Jeffrey J. Harms,
FORECLOSURE MANAGEMENT COMPANY
5345 W. 94th Terrace, Prairie Village, Kansas 66207.

WARRANTY DEED

THIS INDENTURE, Made on the _____ day of _____, 20_____ by and between **David Edmonson** of the County of **Davidson**, State of **Tennessee**, herein called the grantors whether one or more, and **The CIT Group/Consumer Finance, Inc.** of the County of **Oklahoma**, State of **Oklahoma**, herein called the grantee whether one or more, (Mailing address of said first named grantee is **715 S. Metropolitan Ave., Oklahoma City, OK 73108**).

WITNESSED: THAT SAID GRANTORS, in consideration of the sum of **One Dollar and other valuable consideration** to be paid by grantee (the receipt of which is hereby acknowledged), does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said grantee, its successors and assigns, the following described lots, tracts or parcels of land lying, being and situated in the County of **Davidson** and State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 68, Block "A" in the Priest Home Subdivision as of record in Plat Book 161, Page 302, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to David Edmonson, a single man, by Warranty Deed from Nearside Profit Sharing Plan, a Trust by John M. Vinson, Trustee, with George W. Holder, Jr., as Sole Beneficiary, dated October 30, 2000 and recorded November 3, 2000 in Instrument #20001103-0109183, Register's Office for Davidson County, Tennessee.

Parcel ID: 083-14-130.00
Commonly known as: 1708 Russell Street, Nashville, TN 37206.

SUBJECT TO covenants, conditions, easements, restrictions and reservations of record, if any. **It is the intent of the parties that the fee granted herein shall not merge with the lien of the Deed of Trust executed October 30, 2000, for the benefit of The CIT Group/Consumer Finance, Inc.**

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said grantee and unto its successors and assigns forever; the said grantors covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any encumbrance done; and that they will warrant and defend the title to the said premises unto the said grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever: **except as hereinbefore stated, and except for the lien of taxes, both general and special, not now due and payable.**

WORDS and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

IN WITNESS WHEREOF, The said grantors have hereunto set their hands and seal the day and year above written.

GRANTORS:

DAVID EDMONDSON

STATE OF Tennessee)
)
COUNTY OF Davidson)

On this 30th day of June, 2003 before me, the undersigned, a Notary Public, personally appeared **David Edmonson** to me known to be the person described in and who executed the foregoing

instrument, and acknowledged that she executed the same as his free act and deed.

Witness my hand and notorial seal subscribed and affixed in said County and State, the day and year first above written.

My term expires 1-29-05

Notary Public in and for said County and State

(FOR RECORDING DATA ONLY)

Parcel ID. 083-14-130.00

Mail Tax Bills to: The CIT Group/Consumer Finance, Inc.
715 S. Metropolitan Ave., Oklahoma City, OK 73108

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, which ever is greater, is $128,900.00, which amount is equal to or greater that the amount which the property would command at a fair and voluntary sale.

Affiant JEFFREY J. HARMS, AUTHORIZED AGENT FOR THE CIT GROUP/CONSUMER FINANCE, INC

Subscribed and sworn to before me this the 15th day of July, [redacted] 2005

My commission expires: 10/26/2005

Notary Public

This instrument prepared by: FORECLOSURE MANAGEMENT CO., 5345 W. 94th Terr., Prairie Village, KS 66207

State of Kansas
Stacey L. Tompkins
Notary Public
My appt. exp. 10/26/2005

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