PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Brentwood, Tennessee 37027
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W & I Ref: (SK) Title No: 44918

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/29/03 18:26 2pgs
Fees:13.00 Taxes:1110.00
20030729-0107008

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William M. Edwards, Jr. 211 Deer Park Lane Franklin, TN 37069	SAME

TAX MAP-PARCEL NUMBERS: 116-05-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Perry M. Davidson, unmarried PMD hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William M. Edwards, Jr.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of George N. Welch, Jr., Subdivisioin West Meade Village Tract, Section "B", of record in Book 1835, Page 75, Register's Office for said County.

Said Lot No. 1 fronts 175.8 feet on the southerly side of Davidson Road and runs back between parallel lines 375 feet to a dead line.

Being the same property conveyed to Perry M. Davidson by deed from Nestor R. Weigand, Jr. Executor of the Estate of John Cain of record in Doc. No. 20021104-0135329, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 75, said Register's Office, which Plan shows a 100 foot minimum building setback line from Davidson Road and a 10 foot easement for public utility purposes along the southerly rear and easterly side line(s).

This is improved property, known as: 305 Davidson Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of July, 2003 .

Perry M. Davidson

State of TENNESSEE
County of DAVIDSON

On this 21st day of July, 2003 , before me the undersigned authority, personally appeared **Perry M. Davidson** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 26, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $300,000.00

Affiant

Sworn and subscribed before me this 21st day of July, 2003

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003