Davidson County DEEDWARR
Recvd: 09/19/03 10:22 2pgs
Fees:13.00 Taxes:514.30

20030919-0138853

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Brenda L Behman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2003.

LEILA F. SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Leila F Schmeisser
Notary Public

MY COMMISSION EXPIRES: 9/7/2004
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leila E. Edwards	First Horizon Home Loan Corporation dba First Tennessee Home Loans	161-2-21
(NAME)	(NAME)	
5009 Meta Drive	P. O. Box 146	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38101	
(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,

RICHARD H. DURRER AND WIFE, GLENDA C. DURRER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LEILA E. EDWARDS, UNMARRIED AND ROBERT J. EDWARDS, UNMARRIED

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. 85 on the Plan of McMurray Hills, of record in Plat Book 3700, Page 5, said Register's Office, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Richard H. Durrer and wife, Glenda C. Durrer by deed dated December 10, 1999 from Donald M. Schroeder and wife, Cheryl Schroeder of record in Instrument Number 199912130302318, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5009 Meta Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 25th day of August, 2003.

Richard H. Durrer

Glenda C. Durrer
By Richard H. Durrer Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard H. Durrer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 25th day of August, 2003

Commission expires:
7/7/2004

LEILA F. SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Richard H. Durrer, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Glenda C. Durrer, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Gelenda C. Durrer. WITNESS my hand and Notarial Seal this 25th day of August, 2003.

LEILA F. SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires
7/7/2004

This instrument is executed on behalf of Glena C. Durrer by Richard H. Durrer as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit B" to or on this instrument and incorporated herein by reference.