Davidson County DEEDWARR
Recvd: 09/29/03 10:34 2pgs
Fees:13.00 Taxes:436.60
20030929-0143310



STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2003.

Notary Public

My commission expires: 11-16-05

THIS INSTRUMENT WAS PREPARED BY
Aspen Grove Title, Inc.
201 Seaboard Lane
Suite 100
Franklin, TN 37067

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Vernice J. Hanvy	**1st Trust Bank for Savings**	**63-16-B-46.00CO**
1605 Aaronwood Drive	**6525 Quail Hollow Suite 513**	
Old Hickory, TN 37138	**Memphis, TN 38120**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ralph A. Edwards, and wife, and Velma E. Edwards

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

Vernice J. Hanvy

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. 137, on the Plan of Hampton Park, a Planned Unit Development, formerly Chitwood Downs, of record in Book 6900, page 405, as amended in Book 6900, pages 550-552, and as corrected in Book 7462, page 445, and in Book 8110, page 401, and as further amended in Book 8181, page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ralph A. Edwards and Velma E. Edwards, by deed from Mel Martinez, Secretary of Housing and Urban Development, dated 3/12/01, of record in Instrument No. 20010315-0024753, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 405, as amended in Book 6900, pages 550-552, and as corrected in Book 7462, page 445, and in Book 8110, page 401, and as further amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions, and Restrictions of record in Book 7351, page 852, as amended in Book 7451, page 739, and in Book 8336, page 393, Register's Office for Davidson County, Tennessee.
Charter of Hampton Park Homeowners Association of record in Book 8517, page 763, as amended in Book 8833, page 216, Register's Office for Davidson County, Tennessee
Quitclaim Deed for open space and flood plain of record in Book 8207, page 276, Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved (X) unimproved (____) property known as 1605 Aaronwood Drive, Old Hickory, TN 37138.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 26th day of September, 2003.

Ralph A. Edwards

Ralph A. Edwards

Velma E. Edwards by Ralph A. Edwards

Velma E. Edwards by Ralph A. Edwards as her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Ralph A. Edwards, the within named seller, 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, at office, this 26th day of September, 2003.

Ester Baldwin

Notary Public

My Commission Expires: 7-29-06

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

State of Tennessee)

County of Davidson)

On this 26th day of September, 2003, before me personally appeared Ralph A. Edwards, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Velma E. Edwards and acknowledged that such person executed the same as the free act and deed of Velma E. Edwards, as her attorney-in-fact.

Witness my hand, at office, this 26th day of September, 2003.

Ester Baldwin

Notary Public

My commission expires: 7-29-06

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.