STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of February, 2004.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/11/04 12:48 2pgs
Fees:13.00 Taxes:148.00
20040211-0016572

ADDRESS NEW OWNER(S) AS FOLLOWS:
Carolyn McClerkin
115 Myrtle Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
82-12-200

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dorothy Edmondson, married,*** hereinafter referred to as Grantor, hereby transfers and conveys to **Carolyn McClerkin, an unmarried woman,** hereinafter referred to as 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. 48 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for Davidson County, Tennessee.

Said Lot 40 fronts 50 feet on the westerly side of McFerrin Avenue and extends back 170 feet between parallel lines to an alley in the rear.

Being the same property conveyed to Dorothy Staten, an unmarried person by Warranty Deed from William Allen McWhirter, of record in Book 4954, page 525, Register's Office for Davidson County, Tennessee, dated September 23, 1975. The said Dorothy Staten having since married and is now being known as Dorothy Edmondson.

*Kenneth Edmondson, husband of Dorothy Edmondson, joins in this instrument to convey any and all interest he has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved property known as 114 McFerrin Avenue, Nashville, Tennessee 37206.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 6th day of February, 2004.

Dorothy Edmondson

Dorothy Edmondson

Kenneth Edmondson

Kenneth Edmondson

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 Dorothy Edmondson and Kenneth Edmondson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of February, 2004.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

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