WARRANTY DEED

STAR OVERTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7-2-07

STATE OF TN
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Carol A. Dawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2004.

Star Overton
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Edwards	Ralph Edwards	
(NAME)	(NAME)	
1706 Knowles	1706 Knowles	81-15-329
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040024

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, I, **Randall Craft,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ralph Edwards and wife, Velma Edwards**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1706 Knowles, Nashville, TN 37209

(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 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of February, 2004.

Randall Craft

Davidson County DEEDWARR
Recvd: 02/17/04 15:44 2pgs
Fees:13.00 Taxes:222.00

20040217-0018191

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 11th day of February, 2004.

ERNESTINE NOELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Commission expires:

My Commission Expires 9-6-04

Ernestine Noell
Notary Public

File No.: 20040003

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 28 in the Bransford Realty Company Re-Subdivision of part of the Manlove Addition, a plan of which is of record in Book 421, Page 53, Register's Office for said County.

SAID Lot No. 28 fronts 40 feet on the north side of Thompson Street and extends back northerly between parallel lines 142 feet, more or less, to an alley.

BEING the same property conveyed to Randall Craft by Special Warranty Deed from Bank of New York, as Trustee for Amresco Residential Securities Corporation Mortgage Loan Trust 1997-3, dated 9-1-97, dated September 19, 2001 of record in Instrument Number 200110010105811, Register's Office for Davidson County, Tennessee.

RC