Davidson County DEEDWARR
Recvd: 03/05/04 08:33 3pgs
Fees:18.00 Taxes:185.00
20040305-0025149

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **March, 2004, by and between KENNY RAY HOWELL, A MARRIED MAN, hereinafter called Grantor, and DAVID M. EDGIN and MARY E. EDGIN, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, KENNY RAY HOWELL, A MARRIED MAN, as Grantor, does hereby bargain, sell, transfer and convey unto DAVID M. EDGIN and MARY E. EDGIN, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 417 IDLEWILD AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds HIMSELF AND HIS successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

Kimberly Howell, **wife of KENNY RAY HOWELL, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.**

WITNESS the hand and seal of Grantor on the day and year first above written.

Kenny Ray Howell
KENNY RAY HOWELL
SIGNATURE OF SELLER

Kimberly Howell
KIMBERLY HOWELL
SIGNATURE OF SELLER SPOUSE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNY RAY HOWELL, joined by HIS/HER SPOUSE,** KIMBERLY HOWELL, the within named bargainors, 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 1ST day of **March, 2004.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

DAVID M. EDGIN and MARY E. EDGIN, HUSBAND AND WIFE

345 HICKORY STREET
MADISON, TN 37115

Property Address:

417 IDLEWILD AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 52-1, PARCEL 15

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$50,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

David M. Edgin
Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **March, 2004.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 1 of Block "G" on the Map of Crittenden Estates as of record in Book 974, page 69, Register's Office for said County.

Said Lot No. 1 fronts 56 feet on the east side of Idlewild Avenue and runs back between lines, 138.7 feet on the north line and 138.8 feet, more or less, on the south line to a dead line in the rear on which it measures 56 feet, save and except a triangle taken out of the southwest corner of said lot for a curve at the intersection of Harris Street and Idlewild Avenue, the distance around said curve not being shown on said plan.

Being the same property conveyed to KENNY RAY HOWELL, A MARRIED MAN, by Warranty Deed from DAVID M. AND MARY E. EDGIN, of record in BOOK 8058, PAGE 279 Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 52-1, PARCEL 15).
2. All matters as set forth on the Plan of record in Plat Book 974, page 9, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Book 1129, Page 521, and amended at DEED Book 548, page 726, Register's Office for DAVIDSON County, Tennessee.