Please return to:
Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42786**

Davidson County DEEDWARR
Recvd: 03/12/04 10:10 2pgs
Fees:13.00 Taxes:595.70
20040312-0028558

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$161,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 26th DAY OF FEBRUARY, 2004.

Notary Public

NOTARY PUBLIC
ROBIN JACKSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES: 3/30/07

STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
GEORGE O. MARIO et ux **611 Galaxie Drive** **Nashville, TN 37209**	**National Bank of Commerce** **P.O.Box 30046** **Durham, NC 27702-3046**	**102-3-15** **8DA 33774**

FOR AND IN 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, RALPH A. (RUSTY) EDWARDS and wife, VELMA E. EDWARDS and CECIL E. BRAGG**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE O. MARIO and wife, LINA W. EBERE**

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(s) 1090, as shown on the map entitled Charlotte Park, Section 14, of record in Plat Book 3300, page(s) 29 and 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ralph A. (Rusty) Edwards, Velma E. Edwards and Cecil E. Bragg by deed from Glenda Sue Barnes, Jana Lei Barnes (Dennis) and Lesley Paige Barnes, of record in Instrument Number 20030828-0125123, Register's Office for Davidson County, Tennessee.

Ralph A. (Rusty) Edwards executes this instrument as Attorney-In-Fact on behalf of Velma E. Edwards, pursuant to the Power of Attorney being recorded in Instrument No. 20040312-0028557 , Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 611 Galaxie Drive, Nashville, Tennessee 37209

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 our hands this 26th day of February, 2004.

X Ralph A Edwards
RALPH A. (RUSTY) EDWARDS

X Velma E. Edwards by Ralph Edwards A.I.F.
VELMA E. EDWARDS

X Cecil E Bragg
CECIL E. BRAGG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RALPH A. (RUSTY) EDWARDS and CECIL E. BRAGG, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 26th day of February, 2004, before me personally appeared RALPH EDWARDS, to me known to be the person who executed the foregoing instrument in behalf of VELMA E. EDWARDS (aka VELMA EDWARDS), as her Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said VELMA E. EDWARDS (aka VELMA EDWARDS), as though she had pesonally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06