22

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/04 15:02 2pgs
Fees:13.00 Taxes:192.40

20040316-0029854

I. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 2004

Notary Public

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMYE M. MERRITT (NAME) | REGIONS BANK (NAME) | 92-2-156 |
| 2619 MEHARRY BOULEVARD (ADDRESS) | 1787 GALLITAN ROAD NORTH (ADDRESS) | |
| NASHVILLE, TN 37208 (CITY) (STATE) (ZIP) | MADISON, TN 37115 (CITY) (STATE) (ZIP) | |

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, WE, VELMA E. EDWARDS AND HUSBAND, RALPH A. EDWARDS

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

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 THE NORTHWEST PART OF LOT NO. 30 AND THE NOTHERLY PART OF LOT NO. 31 OF BLOCK 3 ON THE PLAN OF HEFFERNAN PLACE, OF RECORD IN BOOK 161, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

SAID PROPERTY FRONTS TOGETHER 100 FEET ON THE SOUTHERLY MARGIN OF MEHARRY BOULEVARD AND EXTENDS BACK 84.29 FEET ON THE SOUTHEASTERLY LINE AND 103 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 60.20 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RUSTY EDWARDS, HIS HEIRS AND ASSIGNS, BY WARRANTY DEED FROM WILSON ENTERPRISES OF RECORD IN INSTRUMENT NO. 20021205-0149715, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

unimproved ( )
This is improved ( X ) property, known as 2619 MEHARRY BLVD, NASHVILLE, TN 37208
(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 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 hand s this 10th day of March, 2004

VELMA E. EDWARDS
By: Velma E. Edwards by Ralph A. Edwards

RALPH E. EDWARDS, ATTORNEY-IN-FACT
Ralph A. Edwards
RALPH A. EDWARDS

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. EDWARDS

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 10th day of March, 2004.

Commission expires May 29, 2005

Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**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. Edwards, the attorney in fact for Velma E. Edwards, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Velma E. Edwards, and who acknowledged that he executed the same as the free act and deed of the said Velma E. Edwards for the purposes therein described.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of March, 2004.

My Commission Expires: 05/29/05

I. DYKE TATUM Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN