WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/04 08:39 2pgs
Fees:13.00 Taxes:215.99
20040323-0032417

State of Tennessee
County of Davidson

File No. 16922-1

The actual consideration or value, whichever is greater, for this transfer is **$58,375.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2004.

Notary Public

My commission expires:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
STEPHEN W. ARTHUR
STATE OF TENNESSEE
Comm. Expires 05/30/07

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Holly R. Edwards And James Harper	**American Mortgage Network, Inc., a Delaware corporation**	**105-07-156**
1317 Little Hamilton Street	**P. O. Box 85463**	
Nashville, Tennessee 37203	**San Diego, CA 92186**	

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 ACKNOWLEDGE, WE,

Roberts Real Estate, LLC

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

Holly R. Edwards and husband, James Harper, as joint tenants with right of survivorship

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, described as follows to wit:

BEING the southerly 50 feet of the northerly 150 feet of the easterly 177.5 feet of Block "C", on the Plan of Merritt Lands, as of record in Minute Book "N", Page 241, Register's Office for Davidson County, Tennessee.

SAID part of Block "C" fronts 50 feet on the westerly side of Little Hamilton Avenue, formerly Hamilton, or Salsey Street and extends back between parallel lines 177.5 feet to an alley.

BEING the same property conveyed to Roberts Real Estate, LLC, by Warranty Deed from Adrian K. Goss, dated September 30th, 2003, of record in Instrument No. 20031021-0155175, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **1317 Little Hamilton Street, Nashville, Tennessee 37203**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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/our hand(s) this 22nd day of March, 2004.

Roberts Real Estate, LLC

BY: CHIEF MGR

James Roberts
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James Roberts, Chief Manager** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Chief Manager** of **Roberts Real Estate, LLC,** a limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **James Roberts** as **Chief Manager.**

Witness my hand, at office, this **22nd** day of **March, 2004.**

Notary Public
My Commission Expires: 5/30/07



Comm. Expires 05/30/07