# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/04 09:07 2pgs
Fees:13.00 Taxes:472.49

20040510-0052795

NOTARY PUBLIC AT LAHGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| APRIL M. TAYLOR | Columbia National, Inc. | MAP 161-10 A PAR 136 CO |
| (NAME) | (NAME) | |
| 5332 HUNTERS RIDGE | P.O. Box 3050 | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37211 | Columbia, MD 21045-6050 | |
| (CITY) (STATE) (ZIP) | (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, **JUDY MILLS, by and through JAMES EDENS, Attorney in Fact, AND JAMES EDENS, AND JERRY EDENS, by and through JAMES EDENS, Attorney in Fact**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **APRIL M. TAYLOR**, HEREINAFTER CALLED THE GRANTEE, HER 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 No. 112 on the Plan of Villages of Brentwood, Phase Two, a planned unit development, as of record in Book 6250, page 169, 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 Judy Mills, James Edens and Jerry Edens, as tenants in common, by deed dated August 29, 1997, of record in Book 10588, page 342, Register's Office for Davidson County, Tennessee.

JAMES EDENS executes this instrument as Attorney in Fact for JUDY MILLS pursuant to Power of Attorney of record in Instrument No. 20040510-0052794, Register's Office for Davidson County, Tennessee.

JAMES EDENS executes this instrument as Attorney in Fact for JERRY EDENS pursuant to Power of Attorney of record in Instrument No. 20040510-0052793, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 5332 HUNTERS RIDGE, NASHVILLE, TN 37211
(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 4/28/2004.

Judy Mills

JUDY MILLS

BY: JAMES EDENS, Attorney in Fact

JAMES EDENS

JERRY EDENS

BY: JAMES EDENS, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, JAMES EDENS, 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, and further acknowledged that he is the Attorney In Fact for JUDY MILLS AND JERRY EDENS and is authorized by JUDY MILLS AND JERRY EDENS to execute this instrument on their behalf.

WITNESS my hand and official seal this 4/28/04.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, JAMES EDENS, 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 this: 4/28/04.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008