WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/04 10:19 2pgs
Fees:13.00 Taxes:314.50

20040527-0062394

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2004

Notary Public

MY COMMISSION EXPIRES: ~~May 29, 2005~~ 2-28-2006
(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
SHIRLEY BENTON (NAME)	~~HOMEBUYERS NETWORK~~ same (NAME)	71-16-127
1404 Jewel Street (ADDRESS)	same (ADDRESS)	
Nashville TN 37207 (CITY) (STATE) (ZIP)	same (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, RALPH EDWARDS AND WIFE, VELMA E. EDWARDS

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

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:

SITUATED IN DAVIDSON, COUNTY, STATE OF TENNESSEE, AND BEING FURTHER DESCRIBED AS: SITUATED IN DAVIDSON, COUNTY, STATE OF TENNSSEE, AND BEING FURTHER DESCRIBED AS THE NORTHERLY PARTS OF LOTS NUMBER 26, 27, AND 28 ON THE MAP OF T.I. WARD'S SUVDIVISION OF LOTS IN WILLIAMS AND HAYS COMPANY'S BELLEVIEW PLAN OF RECORD IN BOOK 974, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RALPH EDWARDS AND WIFE, VELMA EDWARDS, FROM U.S. BANK NATIONAL ASSOCIATION, FLK/A FIRST BANK NATIONAL ASSOCIATION TRUST, OF RECORD IN INSTRUMENT NO. 20030527-0071365, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 1404 JEWEL STREET, NASHVILLE, TN 37207
(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 19th day of May 2004

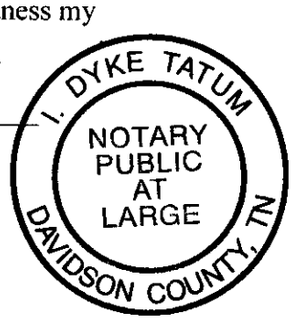
Ralph Edwards
RALPH EDWARDS
VELMA EDWARDS
By: Velma E. Edwards by Ralph Edwards
RALPH EDWARDS, ATTORNEY-IN-FACT

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 Edwards the bargainor(s), 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 19th day of May, 2004.

Commission expires: 05/29/05

Notary Public I. Dyke Tatum



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ralph Edwards, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Velma E. Edwards as Attorney-In-Fact, as the free act and deed of the within named Velma E. Edwards.

Witness my hand and official seal at Nashville, Tennessee this 20th day of May, 2004.

My Commission Expires: 5/29/05

Notary Public I. Dyke Tatum

