Davidson County DEEDWARR
Recvd: 06/23/04 09:15 2pgs
Fees:13.00 Taxes:2146.00

20040623-0074270

BOX 10-A	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$580,000.00.** Kathy Snider Affiant Subscribed and sworn to before me, this the 22nd day of June, 2004. Kaz E. Ambaugst Notary Public My commission expires:_____ (AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KAYE ARBOGAST NOTARY PUBLIC Exp. 5/24/08 DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows: **Rita G. Bates**	Send Tax Bills To: **Union Planters Bank, NA**	Map-Parcel Numbers Map 116-08-G, Parcel 185.00
185 Moultrie Park	**5100 Poplar Avenue, Suite 150**	
Nashville,TN 37205	**Memphis, TN 38137**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James Edwards and wife, Christi Edwards

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

Rita G. Bates , UNMARRIED

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, TN, being Lot No. 185 on the Plan of Sugartree, Phase 3, (Revised), of record in Book 5050, Pages 67-71, as amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; Book 5238, Page 93; Book 5585, Page 972; Book 5772, Page 504, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Edwards and wife, Christi Edwards by deed from Martin H. Scoles, a single person, of record in Book 8133, Page 126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **185 Moultrie Park, Nashville,TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 June, 2004.

James Edwards

Christi Edwards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared GREGORY S. PERRONE with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for JAMES EDWARDS and wife, CHRISTI EDWARDS, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of JAMES EDWARDS and wife, CHRISTI EDWARDS the within named bargainor(s) by the said GREGORY S. PERRONE as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 22nd day of JUNE, 2004.

Robin S Edwards
NOTARY PUBLIC

My Commission Expires: 3/28/07

