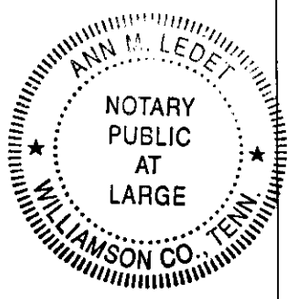
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/07/04 12:33 2pgs
Fees:13.00 Taxes:1318.31



20040707-0080618

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 356,300.00

John M Well
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2004

Ann M. Ledet
Notary Public:

MY COMMISSION EXPIRES: 7/25/2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tom J. Edwards	Denver Mortgage Company	Map 181
6321 Pettus Road	7175 West Jefferson Ave., #1000	Group 00-0
Antioch, TN 37013	Lakewood, CO 80235	Parcel 218

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 acknowledged, we

Donald R. Clemons

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Tom J. Edwards and wife, Michelle L. Edwards
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 and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993, and known as Job No. 930091 more particularly described as follows:

Beginning at an iron pin in the center of a 50 feet joint use ingress-egress and utility easement, said point of beginning being the Southeast corner of the herein described tract and also being 1485.83 feet northerly as measured along the centerline of the said 50 foot joint use ingress-egress and utility easement from the northerly margin of Pettus Road; thence leaving the center of said easement and with the northerly line of Tract No. 18 of the J.D. Stevens Pettus Road division North 86 degrees 06 minutes 54 seconds West passing an iron pin at 25.00 feet in all 485.79 feet to an iron pin the Northeast corner of the John T. Bottom property of record in Book 6073, Page 648, R.O.D.C., TN; thence with the line of Bottom and others North 86 degrees 06 minutes 54 seconds West 730.16 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 192.54 feet to an iron pin; thence South 85 degrees 18 minutes 47 seconds East passing a steel fence post at 1132.89 feet in all 1157.89 feet to an iron pin in the center of the said 50 foot joint use ingress-egress and utility easement; thence with the center of said easement and with a curve to the left having a radius of 1208.85 feet and a long chord of 20.78 feet, said chord having a bearing of South 13 degrees 36 minutes 47 seconds East a distance along the curve of 20.78 feet to a point; thence South 14 degrees 06 minutes 06 seconds East 102.04 feet to an iron pin; thence with a curve to the right having a radius of 1280.46 feet and a long chord of 62.02 feet, said chord having a bearing South 12 degrees 42 minutes 38 seconds East a distance along the curve of 62.02 feet to the point of beginning.

BEING the same property conveyed to Donald R. Clemons by deed from Bruce Prow and wife, Tina Prow, of record in Book 10590, Page 579, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9518, Page 490, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) Easement and maintenance agreement of record in Book 9518, Page 490 and Private road and utility easement of record in Book 9518, Page 526, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6321 Pettus Road, Antioch, TN 37013

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 my hand this 30th day of June, 2004.

Donald R. Clemons

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 Donald R. Clemons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th ~~day of June~~, 2004.

My Commission Expires: 1/26/08

Notary Public

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.