SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

John Dale Edwards
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of September, 2004.

Notary Public

My Commission Expires: 11/19/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/13/04 10:13 2pgs
Fees:13.00 Taxes:1091.50
20040913-0110022

ADDRESS NEW OWNER(S) AS FOLLOWS:
John Dale Edwards and Cynthia Dawn Edwards
5708 Green Apple Lane
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
171-080-B-005.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven C. Chambliss and wife, Sue A. Chambliss** hereinafter referred to as Grantors, hereby transfers and conveys to **John Dale Edwards and Cynthia Dawn Edwards, husband and wife** hereinafter referred to as 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, Being Lot No. 22 on the Plan of Section One, Brelan Park at Saddlewood,of record in plat book 7900, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Steven C. Chambliss and wife, Sue A. Chambliss by Warranty Deed from Walter L. Mullen and wife, Elizabeth L. Mullen of record in book 10933,page 647, Register's Office for Davidson County, Tennessee, dated May 6, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 532, Register's Office for Williamson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8891, Page 850, book 9462, page 398, book 9480, page 387, book 9670, page 494 , Register's Office for Williamson County, Tennessee.

Easement of record in Book 8175, Page 792, book 8259, page 206, book 6590, page 37, Register's Office for Williamson County, Tennessee.

Codes Agreement of record in Book 6012, Page 981, Register's Office for Williamson County, Tennessee.

Storm Water Detention Agreement of record in Book 9401, Page 827, Book 9401, page 832, Register's Office for Williamson County, Tennessee.

HOA Charter of record in Book 9462, Page 547, Register's Office for Williamson County, Tennessee.

Conveyance of Common Area of record in Book 10370, Page 281, Register's Office for Williamson County, Tennessee.

By-Laws of record in Book 8891, Page 869, Register's Office for Williamson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5708 Green Apple Lane, Brentwood, Tennessee 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 10th day of September, 2004.

Steven C. Chambliss

Sue A. Chambliss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven C. Chambliss and wife, and Sue A. Chambliss, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of September, 2004.

Notary Public

My Commission Expires: 11-24-05

11324-BW