State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $132,500.00

Affiant

Subscribed and sworn before me this the 24th day of September, 2004.

Notary Public My Commission Expires: 3-25-06

Davidson County DEEDWARR
Recvd: 09/29/04 15:52 2pgs
Fees:13.00 Taxes:490.25

20040929-0117437

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Dennis L. Edwards 4032 Calumet Drive Antioch, Tennessee 37013	4032 Calumet Drive Antioch, Tennessee 37013	New Owner

Map 15O-14 Group A Parcel 24

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

STEPHANIE L. RIDDLE AND WILLIAM LEE RIDDLE, WIFE AND HUSBAND

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

DENIIS L. EDWARDS, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Calumet Subdivision, Phase II, as of record in Book 7900, Page 367, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephanie L. Riddle and husband, William Lee Riddle by Warranty Deed from Darla J. George of record in Book 10967, page 567, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 7900, page 367, Register's Office for Davidson County, Tennessee.

Subject to Charter of Calumet Homeowner's Association, Inc., of record in Book 7572, page 594; amended in Book 7682, page 564, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of Calumet Homeowner's Association, Inc., of record in Book 11356, page 224, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7566, page 664; and as amended in Book 8602, page 716; and Book 9751, page 92, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **24th day** of **September, 2004**

Stephanie L. Riddle

William Riddle by Stephanie Riddle as his attorney in fact.
William Lee Riddle

State of Tennessee

County of **Davidson**

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Stephanie L. Riddle,** within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **she** executed the within instrument for the purposes contained.

Witness my hand, this **24th** Day of **September, 2004.**

My Commission Expires: 3.25.06

Notary Public

State of Tennessee

County of **Davidson**

On the **24th** day of **September, 2004**, before me personally appeared **Stephanie L. Riddle** me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **William Lee Riddle** as his/her attorney in fact and acknowledged that he/she executed the same as the free act and deed of the said **William Lee Riddle.**

See Power of Attorney of record in **Instrument Number** 20040929-0117436, Register's Office for Davidson County, Tennessee.

Notary Public

My commission expires: 3.25.06