(1)

MAP 161-04-0; PARCEL 008.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:

New Owner

New Owner:

LARRY BRIAN BABB
5015 Hasty Drive
Nashville, TN 37211

Mortgagee:

PrimeTrust Bank

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, JAMES E. EDENS and wife, JANICE R. EDENS, Grantors, have bargained and sold and by these presents do transfer and convey unto LARRY BRIAN BABB, Grantee, his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Whispering Hills Annex of record in Plat Book 2331, page 133, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to James E. Edens and wife, Janice R. Edens by Warranty Deed of William A. Nowlin and wife, Donna M. Nowlin of record in Book 10313, page 298, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: Subject to matters shown on the plan of WhisperingHills Annex of record in Book 2331, page 133, Register's Office of Davidson County, Tennessee; Restrictive Covenants of record in Book 2543, page 351, Register's Office of Davidson County, Tennessee.

AND GRANTORS DO FURTHER COVENANT and bind themselves their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 29th day of October, 2004.

James E. Edens
JAMES E. EDENS

Janice R. Edens
JANICE R. EDENS

Davidson County DEEDWARR
Recvd: 11/02/04 14:49 2pgs
Fees:13.00 Taxes:410.70
20041102-0131873

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STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County, JAMES E. EDENS and wife, JANICE R. EDENS, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 4-16-2006

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee)
)
COUNTY OF ~~Davidson~~ Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $111,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 4-16-2006

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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