Davidson County DEEDWARR
Recvd: 11/04/04 16:00 2pgs
Fees:13.00 Taxes:462.50

20041104-0133387

Prepared by:
Realty Title & Escrow Company, Inc.
383 John[illegible]way, Suite 140
Hend[illegible]

ANGELA A. RAWLSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

05-0410-61923

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2004.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Edward Lewis	Mortgage Company of America	136-13-0 128.00
905 Lenora Ct.	2416 21st Avenue South, Suite 202	
Nashville TN 37217	Nashville, TN 37217	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael A. Daniel and wife, Marquinta Renee Daniel, (erroneously referred to as Marquenta Renee Daniel in prior deed of record) hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Edward Lewis, hereinafter called the Grantees, their successors 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. 37 on the plan of Edge-O-Lake, Section 20-A of record in Plat Book 5200, Page 183, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Daniel and wife, Marquenta Renee Daniel by deed from Khris A. Leet and wife, Betty W. Leet, dated 6/23/89, recorded 7/7/89, of record in Book 7884, Page 129, Register's Office for Davidson County, Tennessee.

Marquenta Renee Daniel and Marquinta Renee Daniel are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 905 Lenora Ct., Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of October, 2004.

Michael A. Daniel

Marquinta Renee Daniel

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael A. Daniel and Marquinta Renee Daniel, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 29th day of October, 2004.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006