Davidson County DEEDWARR
Recvd: 11/30/04 14:41 3pgs
Fees:18.00 Taxes:491.73
20041130-0142410

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$132,900.00.**

AFFIANT / GRANTOR

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN.

MY COMMISSION EXPIRES: JAN. 25, 2006

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 23rd DAY OF **NOVEMBER, 2004..**

NOTARY PUBLIC

MY COMMISION EXPIRES 01-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 306, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Roger Trusty, Jr. and Roger Trusty, Sr.	**Irwin Mortgage Corporation**	**018-16-0-005.00**
404 Fannin Drive	**400 Interstate N. Pkwy, Ste 580**	
Goodlettsville, TN 37072	**Atlanta, GA 30339-5030**	

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,

Teryna D. Edwards, and wife, Teresa Edwards,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Roger Trusty, Jr., a single man, and his father,
Roger Trusty, Sr., a married man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters on the Plan of Record in Plat Book 3106, page 43, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **404 Fannin Drive**
Goodlettsville, TN 37072

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 not 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 ever 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 23rd day of **NOVEMBER, 2004.**

Teryna D. Edwards

Teresa Edwards

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Teryna D. Edwards and Teresa Edwards,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee

This 23rd day of **NOVEMBER, 2004.**

Notary Public

My Commission Expires: 01-25-06

TERINA C. GARRISON
NOTARY PUBLIC AT LARGE
ROBERTSON CO., TENN.
MY COMMISSION EXPIRES: JAN. 25, 2006

Exhibit "A"

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. 58, on the plan of a revision of Section Two, Mansker Heights, as shown on plat of record on Book 3106, Page 43, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Teryna D. Edwards, a married man, by Warranty Deed from Matthew Thomas Robinson and Shauna Hildabrand Robinson, husband and wife, dated 11/13/01 and filed for record 11/21/01 in Instrument 20011121-0127894, Register's Office for Davidson County, Tennessee.