WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/04 10:27 2pgs
Fees:13.00 Taxes:240.54

20041202-0143505

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $65,010.00.

Affiant

Subscribed and sworn to before me this 1st day of December, 2004

Notary Public
My Commission expires:
(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sylvan Property Group, LLC	SAME	72-15-0-11.00 92-07-0-23.00
302 42nd Avenue North		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donna Edmonson and Lee Edmonson, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sylvan Property Group, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1: 1815 Cahal Avenue
Being Lot No. 11 on the Map showing the subdivision of Certain lots in Belle Forest Subdivision, of record in Plat Book 547, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Donna Stokes Edmonson and husband, Brandon Lee Edmonson, by deed from Ronnie Payne, married, on March 21, 1996, of record in Book 9988, page 740, Register's Office for Davidson County, Tennessee.

Tract 2: 2215 Hermosa Street
Being Lot No. 1 on the Map of John Langham's Subdivision, as of record in Book 57, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 front 24 feet on the southerly side of Hermosa Street, and runs back 160 feet on the easterly line, and 166 feet on the westerly line with the easterly margin of 23rd Avenue North to an alley, and shows 68 feet on said alley.

Being the same property conveyed to Lee Edmonson and wife, Donna S. Edmonson, by deed from SouthTrust Bank of Tennessee, on March 16, 1996, of record in Book 9986, page 660, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

Tract 1:

- Subject to all matters as shown on the Plan of record in Book 547, page 33, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drain of record in Book 4104, page 409, Register's Office Davidson County, Tennessee.

Tract 2:

- Subject to all matters as shown on the Plan of record in Book 57, page 91, Register's Office Davidson County, Tennessee.

This is improved property known as: **1815 Cahal Avenue, Nashville, TN 37206 and 2215 Hermosa Street, Nashville, Tn 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 18, 2004.

Donna S. Edmonson

Donna S. Edmonson

Lee Edmonson

Lee Edmonson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donna S. Edmonson and Lee Edmonson, wife and husband** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 18, 2004

My commission expires 4-4-11

Notary Public

