Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John Jefferson Edwards, II
4500 Post Rd, Unit G-69
Nashville, Tennessee 37205

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Cumberland Bank
810 Crescent Centre Dr., Suite 320
Franklin, TN 37067

MAP **103-14**
GROUP **A**
PARCEL **65.00-CO**

Davidson County DEEDWARR
Recvd: 12/09/04 14:04 2pgs
Fees:13.00 Taxes:567.95
20041209-0146932

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Nancy G. Munson, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **John Jefferson Edwards, II and wife, Tisha Diane Goodman**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain apartment in Davidson County, Tennessee, being Unit No. F-65 on the plan of The Hillwood, Revised, of record in Plat Book 6250, page 689, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Nancy G. Munson, unmarried by deed from Mattew B. Pilcher and wife, Kathryn S. Pilcher of record in Book 7637, page 359, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 4500 Post Rd, Unit F-65, Nashville, Tennessee 37205.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the 30th day of November, 2004.

Nancy G. Munson, by William S. Munson, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William G. Munson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the attorney in fact for **Nancy G. Munson**, the bargainor, and that as said attorney in fact he executed the within Warranty Deed by signing the name of **Nancy G. Munson** as her free act and deed.

WITNESS my hand and official seal this 30th day of November, 2004.

~~Robert M. Loffi~~ M. L. HICKERNELL
NOTARY PUBLIC

M.L. HICKERNELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN

My Commission Expires: ~~7/19/2008~~ 8-14-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $153,500.00.

J. Jefferson Edwards, Jr.
AFFIANT

Subscribed and sworn to before me on this 30th day of November, 2004.

~~Robert M. Loffi~~ M. L. HICKERNELL
NOTARY PUBLIC

M.L. HICKERNELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN

My Commission Expires: ~~7/19/2008~~ 8-14-05