Davidson County DEEDWARR
Recvd: 01/04/05 12:08 2 pgs
Fees:13.00 Taxes:255.30

20050104-0001144

WARRANTY DEED

GORE-04MT0825

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-26-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn Gore, an unmarried woman	WR Starkey Mortgage, LLP	71-16-128.00
(NAME)	(NAME)	
1402 Jewel Street	5055 W. Park Blvd, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Plano, TX 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RALPH EDWARDS AND WIFE, VELMA EDWARDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAWN GORE, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot Nos. 26, 27 and 28 on the Map of T.I. Ward's Subdivision of Lots in William & Hayes Company's Belleview Plan of record in Book 974, Page 48 Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Jewel Street 70.4 feet northerly from the northwest corner of said street and Crockett Street; thence westerly 165.4 feet to a point in the line between Lots 25 and 26, 76.56 feet northerly from the margin of Crockett Street; thence with the line between said lots, northerly 62.00 feet; thence easterly 177.9 feet to the westerly margin of Jewel Street; thence southerly 60.0 feet to the beginning.

Being the same property conveyed to Ralph Edwards and wife, Velma Edwards by deed from John M. Adams, Jr., Vernon S. Adams and Elizabeth Stewart (aka Elizabeth Adams Stewart), sole heirs at law of Blanche Myers Adams, deceased, dated July 17, 2003, filed July 18, 2003, of record in Instrument No. 20030718-0100952, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1402 Jewel Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP

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 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 forever 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/our hand(s) this 30th day of December, 2004.

Ralph Edwards

Ralph Edwards

Velma Edwards by Ralph H. Edwards att'y in fact

Velma Edwards

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, Notary Public in and for said County and State, the within named Ralph Edwards and wife, Velma Edwards, the Grantor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2004.

My Commission Expires: 6-26-07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Ralph Edwards, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Attorney in Fact for Velma Edwards, and as such Attorney in Fact for Velma Edwards, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by Velma Edwards to execute this instrument on behalf of Velma Edwards.

Witness my hand and official seal on this 30th day of December, 2004

April G. Nichols
Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN