318
WET

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**3815 Cleghorn Ave., Suite 102**
**Nashville, TN 37215**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $272,000.00**

**Affiant**

**Subscribed and sworn to before me, this 31st day of December, 2004.**

**Notary Public**
**My commission expires: 03/14/05**

NOTARY PUBLIC AT LARGE TN WILLIAMSON CO

**03-0411-32390**

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| KEDS Partnership<br>515 Dekemont Lane<br>Brentwood, TN 37027 | Same as new owner | 131-15-0-014 |

## 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, James T. Edwards and wife, Evelyn W. Edwards, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KEDS Partnership, hereinafter called the Grantee, it's 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. 9, on the Plan of Harpeth Acres, Section 5, of record in Book 2330, Page 73, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James T. Edwards and wife, Evelyn W. Edwards, by deed from Howard L. Gibson and wife, Margaret M. Gibson, of record in Book 2813, Page 67, Register's Office for Davidson County, Tennessee.

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 1300 Burton Valley Road, Nashville, TN 37215

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.

Davidson County DEEDWARR
Recvd: 01/06/05 15:19 2 pgs
Fees:13.00 Taxes:1006.40
20050106-0002519

WITNESS my hand this 21st day of December, 2004.

James T. Edwards

Evelyn W. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, James T. Edwards and Evelyn W. Edwards, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 21st day of December, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05