Davidson County DEEDWARR
Recvd: 01/20/05 09:14 2 pgs
Fees:13.00 Taxes:166.50

20050120-0007050

58

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Ralph A. Edwards, et ux 1221 Alfred Drive Nashville, TN 37205	New Owner	Map 049-15-0, Parcel 122.00
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Genell McMath Jordan** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Ralph A. Edwards, a/k/a Rusty Edwards and wife, Velma E. Edwards** ,(Collectively the "Grantee"), and their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 62-B, Zone Lot Division of Lot No. 62, Phase II, Deer Meadows, of record in Book 6250, page 280 and Book 6250, page 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Genell McMath, unmarried from Wilma J. Leath, unmarried by deed of record in Book 8899, page 67, Register's Office for Davidson County, Tennessee.

The said Genell McMath is now known as Genell Jordan.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee; to any and all existing easements and restrictions of record; to the plan of record in Book 6250, Page 280; as amended in Book 6250, page 801, Register's Office for Davidson County, Tennessee; to the Restrictive covenants of record in Book 6143, page 141; amended in Book 6471, page 756, Register' s Office for Davidson County, Tennessee; to any and all zoning regulations, building restrictions and setback lines. If any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 712 Flint Ridge Drive White's Creek, TN 37189.

EXECUTED this 13th day of January, 2005.

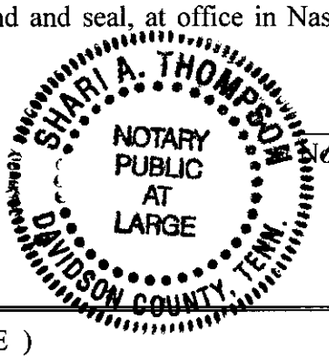
X Genell McMath Jordan

Genell McMath Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Genell McMath Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 13th day of January, 2005.



Notary Public

My Commission Expires
1-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Ralph A. Edwards
AFFIANT

Subscribed and sworn to before me this 13th day of January, 2005.

NOTARY PUBLIC

My Commission Expires:
1-29-05

