H-2030

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/05 08:25 2 pgs
Fees:13.00 Taxes:351.13

20050224-0020103

DEBBIE WOODALL NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. Nov 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February 2005

Notary Public

MY COMMISSION EXPIRES: 1/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Allen Edwards (NAME)	US Bank, N.A. (NAME)	MAP 084-01
2602 Colbert Drive (ADDRESS)	4801 Frederica Street (ADDRESS)	PARCEL052.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Owensboro, KY 42301 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Helen J. Marrison, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Allen Edwards, a single person

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:

Land in Davidson County, Tennessee, being Lot No. 7 on the map of Rosebank Court, of record in Plat Book 3106, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to William H. Marrison and wife, Helen J. Marrison by Warranty Deed from Castleman Construction Company, a Tennessee corporation of record in Book 3406, page 529, Register's Office for Davidson County, TN The said William H. Marrison having since died.
Also being the same property conveyed to William F. Marrison by Quitclaim Deed from Helen J. Marrison of record by Instrument No. 20040308-0026281, Register's Office for Davidson County, TN The said Helen J. Marrison retaining a life estate in said property. Also being the same property conveyed to Helen J. Marrison by Quit Claim Deed from William F. Marrison and wife, Nancy C. Marrison of record by Instrument No. 20050224-0020102, Register's Office for Davidson County, Tennessee.

~~Nancy C. Marrison joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, martial or otherwise.~~

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 2602 Colbert Drive, Nashville, TN 37206
(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 hand this 18th day of February, 2005

Helen J. Marrison

Helen J. Marrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen J. Marrison, Unmarried

the bargainor, 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 official seal at Goodlettsville, Tennessee, this 18th day of February 2005.

Commission expires My Commission Expires NOV. 24, 2007

Mary Burchett
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

RECORD & RETURN TO:
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, TN 37072