THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARR
Recvd: 03/02/05 10:07 2 pg
Fees:13.00 Taxes:194.25

20050302-0022808

Tax Map: 53-5/291

The actual consideration or value, whichever is greater, for this transfer is $52,500.00

Affiant

Subscribed and sworn to before me this the 28th day of February, 2005.

My Commission Expires: 7/19/08

Notary Public

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Reginald and Debra Edwards
(Name)
1203 Stratton Avenue
(Street Address)
Nashville, TN 37206

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **CATHERINE ADCOCK PROCTOR, a single woman** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **REGINALD EDWARDS and DEBRA EDWARDS*, married,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

* A.K.A. Deborah Edwards

Being Lot Number 3 on the Plan of F.O. Beasley's Addition to East Nashville, as of record in Book 57, Page 85 of the Register's Office for Davidson County, Tennessee.

Said Lot Number 3 fronts fifty (50) feet on the northerly side of Stratton Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Catherine Adcock Proctor by Deed of Record in Book 2964, Page 365, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1203 Stratton Avenue, Nashville, TN 37206.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and

"Grantor" does covenant with the said "Grantee" that she is 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 "Grantor" does further covenant and bind herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto on this 28th day of February, 2005.

Catherine Adcock Proctor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Catherine Adcock Proctor, 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 in Nashville, Tennessee, this 28th day of February, 2005.

Notary Public

My Commission Expires: 7/19/08

JODEAN M. KING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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