This instrument is being re-recorded to correct the derivation clause.

File #200380028

Davidson County DEEDWARR
Recvd: 03/09/05 09:54 2 pgs
Fees:12.00 Taxes:0.00
20050309-0026057

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2003.

Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy G. Edwards,a single person	Suntrust Mortgage, Inc.	Map: 72-13-99
(NAME) 2405 Inga Street	(NAME) 201 4th Avenue North, 7th Floor	Parcel:
(ADDRESS) Nashville TN 37206	(ADDRESS) Nashville, TN. 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, REBEKAH THOMAS SPANN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JEREMY G. 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 all of Lot No. 26, on the Plan of Springdale Subdivision, as shown by plat appearing of record in Plat Book 974, Page 18, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to J.C. Pritchett and wife, Dorothy T. Pritchett by Warranty Deed of record in Book 2994, Page 474, said Register's Office. The said J.C. Pritchett having died on December 26, 1981. The said Dorothy T. Pritchett having died on November 9, 2002, leaving Teddie T. Thomas, Carolyn Williams, Ronnie P. Thomas, Mark Albert Thomas, Debbie Thomas Binkley, Sharon Thomas George, Dan Wilton Thomas, Lois Lowe Thomas* and James Erwin Thomas as her sole heirs at law. The said Ted Thomas died unmarried, without issue in 1975; and further conveyed by Quitclaim Deeds to Rebekah Thomas Spann of record as cited below.
This conveyance is subject to the following:
Any and all matters as shown on plat of record in Plat Book 974, Page 18; all in the Register's Office for Davidson County, Tennessee.

*, Ted Thomas (deceased),

Unimproved ( )
This is improved (X) property, known as 2405 Inga Street, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Property conveyed to Grantor of record in Instrument #'s

20030414-0049174
20030414-0049175
20030414-0049176
20030414-0049177
20030414-0049178
20030414-0049179
20030414-0049180
20030414-0049181
20030414-0049182

Davidson County DEEDWARR
Recvd: 04/14/03 11:41 2pgs
Fees:13.00 Taxes:295.63
[redacted]
20030414-0049183

RE-RECORD

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 our hands this 28th day of March, 2003.

Rebekah Thomas Spann

Rebekah Thomas Spann

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Rebekah Thomas Spann who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of March, 2003.

Notary Public

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075