THIS INSTRUMENT PREPARED BY:
Equity Title & Trust, Inc.
2592 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:
Eddie D. Hatcher
1013 Arcadia Court
Antioch, Tennessee 37013

MORTGAGEE:
Long Beach Mortgage Co.
320 Interstate N. Parkway
Atlanta, GA 30339

SEND TAX BILLS:
New Owner

Davidson County DEEDWARR
Recvd: 05/12/05 14:17 2 pgs
Fees:13.00 Taxes:538.50
20050512-0053853

MAP-PARCEL:
Map: 150-08
Parcel: 054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **We, Davie J. Edmondson, Jr. and wife, Tanya Edmondson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eddie D. Hatcher,** 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. 506 on the Plan of Towne Village of the Country, Section 5, of record in Plat Book 6250, pages 783 and 784, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Davie J. Edmondson, Jr., and wife, Tanya Edmondson, by Quitclaim Deed from Davie J. Edmondson, Jr., dated June 26, 1998 and recorded in Book 11011, page 39, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1013 Arcadia Court, Antioch, Tennessee 37013.

*This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants and easements, covenants and conditions as shown on the Plan of record in Plat Book 6250, page 783, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 convenant 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 our hands this 29th day of April, 2005.

DAVIE J. EDMONDSON, JR.

TANYA EDMONDSON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within names **Davie J. Edmondson, Jr., and wife, Tanya Edmondson,** the barginors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of April, 2005.

NOTARY PUBLIC

STACEY JOHNS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 2/12/2006

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$145,000.00.**

AFFIANT

Subscribed and sworn to before me
this 29th day of April, 2005.

NOTARY PUBLIC

STACEY JOHNS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 2/12/2006