Davidson County DEEDWARR
Recvd: 05/16/05 14:03 2 pg
Fees:13.00 Taxes:440.30

20050516-0054997

WARRANTY DEED

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF May, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

BW-20050107

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jonathon Gibbs, an unmarried man	Mila, Inc.	091-08-O 058.00
1017 43rd Avenue North	6021 244th Street Southwest	
Nashville, TN 37209	Mountain Lake Terrace, WA 98043	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RALPH A. EDWARDS AND WIFE, VELMA E. EDWARDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JONATHON GIBBS, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 34 in L. M. Davis Subdivision of Lot 41 Clifton Plan which is of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 50.0 feet on the west side of Douglas Avenue and extends back westerly between parallel lines 150.0 feet wide.

Being the same property conveyed to Ralph A. Edwards and wife, Velma E. Edwards from John Thomas Nesbitt by Warranty Deed dated November 6, 2001 and recorded November 7, 2001 in Instrument #20011107-0122116, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1017 43rd Avenue North, Nashville, Tennessee 37209 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 10th day of May, 2005 :

Ralph A. Edwards

Ralph A. Edwards

Velma E. Edwards by Ralph A Edwards P.O.A.

Velma E. Edwards

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named RALPH A. EDWARDS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson, Tennessee, this 10th day of May, 2005.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10 day of May, 2005, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Ralph A. Edwards, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Velma E. Edwards, and as such Attorney in Fact for Velma E. Edwards, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by Velma E. Edwards to execute this instrument on behalf of Velma E. Edwards.

Witness my hand and official seal on this 10 day of May, 2005.

April G Nichols
Notary Public

My Commission Expires:
6·26·07

APRIL G. NICHOLS
NOTARY PUBLIC
WILLIAMSON COUNTY, TN