Davidson County DEEDWARR
Recvd: 06/03/05 12:42 3 pgs
Fees:18.00 Taxes:499.50
20050603-0063393

WARRANTY DEED

STATE OF Tennessee
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,0000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF May 2005.

Notary Public

(Affix Seal) My Commission Expires: 6-26-07

APRIL C. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

BW-20050133

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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jonathan P. Gibbs	SAME	042-15-0 039.00
117 West Marthona Road		
Madison, TN 37115		

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, Rusty 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 Jonathan P. Gibbs, 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:

See Attached Exhibit "A"

( ) unimproved
This is (X) improved property know as 117 West Marthona Road, Madison, TN 37115.

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 31st day of May, 2005

Rusty Edwards
Rusty Edwards

Velma E Edwards by Ralph A Edwards AKA Rusty Edwards
Velma E. Edwards, by POA, Rusty 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 Rusty 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 31st day of May, 2005.

April G Nichols
Notary Public

My Commission Expires: 6·26·07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, personally appeared Ralph A. Edwards (aka Rusty Edwards), to me known (or proved to me on the basis of satisfactory evidence) to be the person who before me executed the foregoing instrument in behalf of Velma E. Edwards, for whom he/she holds power of attorney authorizing him/her to do so, and Rusty Edwards acknowledges that such person executed the same as the free act and deed of Rusty Edwards. Witness my hand and official seal at Williamson, Tennessee this 31st day of May, 2005.

April G Nichols
Notary Public

My Commission Expires: 6·26·07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

EXHIBIT A

Legal Description

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

Being Lots No. 40, 41, 42 and 43, Block "B" on the Plan of Marthona, not of record, described according to a survey made by J. A. Meford, Surveyor, as follows:

Beginning in the easterly margin of Ezell Road, West (now West Marthona Road) at a point 575 feet south of the southerly margin of Old Hickory Coulevard, said point being the intersection of the common line of Lots 39 and 40, with the easterly line of Ezell Road West (now W. Marthona Road) 100 feet; thence easterly at right angles to Ezell Road West (Now W. Marthona Road) 420 feet; thence northerly and parallel to the first course, 100 feet, thence westerly 420 feet to the point and place of beginning.

Being the same property conveyed to Rusty Edwards from Stephen W. Beasley and wife, Carolyn W. Beasley by Quitclaim Deed dated March 13, 2002 and recorded April 23, 2002 in Instrument #20020423-0049801, Register's Office for Davidson County, Tennessee.