THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24367-06-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $835,000.00. Affiant Subscribed and sworn to before me this 29th day of June, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
David Kenneth Edwards Heidi M. Edwards 208 Middleton Court Nashville, TN 37215	AmSouth Bank P.O. Box 847 Birmingham, AL 35201	Map No.157.08 Parcel No. 33

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gudrun L. West, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Kenneth Edwards and wife, Heidi M. Edwards** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 208 Middleton Court, Nashville, TN 37215

Robert R. West, the spouse of Gudrun L. West, joins in this conveyance solely to convey any interest he may have in subject property by virtue of his marriage to the said Gudrun L. West.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2005.

Gudrun L. West

Robert R. West

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gudrun L. West and Robert R. West**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2005.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Notary Public

Davidson County DEEDWARR
Recvd: 07/07/05 15:32 2 pgs
Fees:13.00 Taxes:3089.50

20050707-0078697

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of 3rd Revision Middleton, as of record in Plat Book 6900, page 900, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Gudrun L. West by deed dated September 16, 2002 from Dennis W. Schilling and wife, Donna C. Schilling of record in Instrument No. 20020919-0114111, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. State and County taxes for the year 2004, in the amount of $6695.04, PAID. Map and Parcel No. 157.08-33.
3. Declaration of Covenants, Conditions and Restrictions for Middleton of record in Book 10714, page 744, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Charter of Incorporation of Middleton Homeowner's Association, Inc. of record in Instrument No. 20010327-0028930, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, page 900, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 6505, page 881, Register's Office for Davidson County, Tennessee.