Davidson County DEEDWARR
Recvd: 07/29/05 14:23 3 pgs
Fees:18.00 Taxes:421.80
20050729-0089074

This instrument prepared by:
Brenda Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-875010**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-seventh day of July, 2005**, by and between **Mary Catherine Lane**, parties of the first part, and **James E. Edens, Jr. and wife, Andrea Anderson Edens**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16, ON THE PLAN OF HAPPY ACRES, OF RECORD IN BOOK 2331, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to James W. Lane and Mary C. Lane, husband and wife from Jeffrey L. Wilkerson and wife, Kimberly R. Wilkerson, by virtue of Warranty Deed as recorded on 07/30/1997 in Book 10548, Page 203 and Quitclaim Deed from James William Lane to Mary Catherine Lane as recorded on the 6th day of June, 2005 in Instrument No. 20050606-0064037 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **096-14-0 130.00**
XX Improved OR
Unimproved property located at: **2891 Lyncrest Dr., Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mary Catherine Lane

Mary Catherine Lane

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mary Catherine Lane** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-seventh day of July, 2005.**

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

W. Brad Lehman

Notary Public

My Commission Expires: 9/4/06

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Owner's Name: **James E. Edens, Jr. and Andrea Anderson Edens**

and Address: **2891 Lyncrest Dr.**
Nashville, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)
First Horizon Home Loan Corporation
1555 W. Walnut Hill Ln.
Irving, TX 75038

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$114,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-seventh day of July, 2005.**

Notary Public

My Commission Expires: 8-3-09

JENNY GERMANO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON