THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 21630N

Davidson County DEEDWARR
Recvd: 08/23/05 08:21 2 pgs
Fees:13.00 Taxes:314.13
20050823-0100071

MAP/GROUP/PARCEL:
34-13-232

NEW OWNER'S NAME AND ADDRESS:
Josephine M. Wilson
222 Edgemeade Drive
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, LOUVENIA L. ESTES, widowed, hereinafter called Grantor, does hereby transfer and convey unto JOSEPHINE M. WILSON, unmarried, her heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County Tennessee, being Lot No. 25 on the Plan of Edgemeade Farm Subdivision, as shown on the Plat of record in Book 3600, page 69. Said Lot No. 25 fronts 50 feet on the southerly side of Edgemeade Drive and runs back between parallel lines 125 feet to a dead line.
>
> The subject property is improved property commonly known as 222 Edgemeade Drive, Madison, TN 37115.
>
> BEING the same property conveyed to Grantor herein by deed of record in Book 3973, Page 877, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Louvenia L. Estes
Louvenia L. Estes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, LOUVENIA L. ESTES, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 15th day of August, 2005.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $84,900.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of August, 2005.

NOTARY PUBLIC

My commission expires:_____

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006