Davidson County DEEDWARR
Recvd: 09/13/05 14:09 2 pgs
Fees:13.00 Taxes:554.63

20050913-0110059

EMILY H. PROPHET
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$149,900.00.**

E. Marney
Affiant

Subscribed and sworn to before me, this the 31st day of August, 2005.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher R. Carson	**Decision One Mortgage Company, LLC**	161-10 B 022.00CO
5252 Village Trace	**6115 Park South Drive, Suite 200**	
Nashville, TN 37211	**Charlotte, NC 28210**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Shaun Edwards and wife, Sally Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher R. Carson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 213, on the Plan of Phase Five, Villages of Brentwood, a Planned Unit Development, as shown by plat appearing of record in Plat Book 6900, Page 896, as amended in Plat Book 8409, Page 810, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Shaun Edwards, unmarried by deed from Regis B. Mielcarek, unmarried of record in Instrument Number 20030214-0020191, Register's Office for Davidson County, Tennessee. Shaun Edwards and Jonathan Shaun Edwards are one and the same person.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

Sally Edwards joins in the conveyance to relinquish any right, title or interest she may have in the property as the spouse of Shaun Edwards.

This is improved (__X__) Unimproved (____) property, known as **5252 Village Trace, Nashville, TN 37211**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 August, 2005.

Shaun Edwards

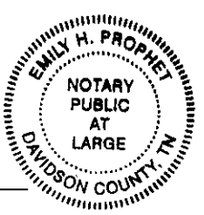
Sally Edwards
Sally Edwards

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Shaun Edwards and Sally Edwards**, the bargainor(s) 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 **31st** day of **August, 2005.**

_____
Notary Public



EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

My Commission Expires:_____