THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF September, 2005. Notary Public MY COMMISSION EXPIRES: 1-26-07 (AFFIX SEAL)

Bot 50 B

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly A. Nagel Driessen	American Home Mortgage Servicing, Inc.	MAP 73-01
1932 Riverwood Drive	P.O.Box 100504	PARCEL 70
Nashville, TN 37216	Florence, SC 29501-0504	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James L. Edwards and wife, Linda Dianne Edwards**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Molly A. Nagel Driessen and husband, Casey C. Driessen**

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

Land in Davidson County, Tennessee, being lot number 13 on of Happy Valley, Section "A". not of record, described according to a survey of Johl Kohl dated January 21, 1967, as follows:

Beginning at a point in the southeasterly margin of Riverwood Drive (formerly Williams Ferry Road), the common front corner of lots 12 and 13, said point being 950 feet NE of the northeasterly margin of Cooper Lane; thence southeaswardly 164.5 feet to a point; thence northeastwardly 75 feet to a point; thence northwestwardly along the line between lots 13 and 14, 166.5 feet to the point on the southeasterly margin of Riverwood Drive; thence southwestwardly along the said margin of said Drive 75 feet to the point of beginning.

Being the same property conveyed to James Levi Edwards by instrument recorded in book 6433, page 59, Register's Office or Davidson County, Tennessee. The spouse of James Levi Edwards, the undersigned Linda Dianne Edwards, joins in this conveyance.

THIS CONVEYANCE IS 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.

This is () UNIMPROVED

(X) IMPROVED property known as **1932 Riverwood Drive, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 _____ hand( ) this the 19th day of September, 2005.

James L. Edwards

Linda Dianne Edwards by James L. Edwards

Davidson County DEEDWARR
Recvd: 09/21/05 10:43 2 pgs
Fees:13.00 Taxes:569.80
20050921-0113425

STATE OF TENNESSEE
COUNTY OF TN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James L. Edwards** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of September, 2006.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission expires 1-26-08

Notary Public

STATE OF TENNESSEE
Davidson County

On this 19 **day of** September, 2006 **personally appeared before me,** JAMES L. EDWARDS,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of LINDA DIANE EDWARDS

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 19 **day of** September, 2006

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires: 1-26-08

Notary Public