

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

X Edwina L. McCombs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 2005.

Susan Frensley Newton
NOTARY PUBLIC:

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwina L. McCombs 312 Jackson Way Court Nashville, TN 37214	New Owner	Map 85-12, Group A Parcel 60

For and in 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,

Louise A. Hertenstein, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Edwina L. McCombs, unmarried

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:

BEING LOT NO. 54 ON THE PLAN OF RIVER'S EDGE, SECTION THREE, JACKSON DOWNS, PHASE TWO OF RECORD IN BOOK 9700, PAGE 689, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LOUISE A. HERTENSTEIN BY DEED FROM THERESA J. DYER, UNMARRIED, DATED AUGUST 7, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20030825-0123284, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 689, Register's Office for Davidson County, Tennessee.
3) Property is subject to Rivers Edge, Section Three, Jackson Downs, Phase Two, a Planned Unit Development, and the By-Laws appended thereto in Book 11098, Page 21, Register's Office for Davidson County, Tennessee, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 9280, Page 334, and Book 11098, Page 1, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 9280, Page 334, and Book 11098, Page 1, Register's Office for Davidson County, Tennessee.
5) Property is subject to an easement for drainage granted to Metro Government of record in Book 9857, Page 77, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 312 Jackson Way Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 20th day of September, 2005.

Louise A. Hertenstein
Louise A. Hertenstein

Davidson County DEEDWARR
Recvd: 09/23/05 16:07 2 pgs
Fees:13.00 Taxes:610.50

20050923-0114775

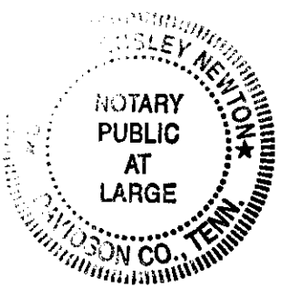
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Louise A. Hertenstein, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2005.

Dina Hensley Newton
NOTARY PUBLIC

My Commission Expires: 11-26-2005



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076