Box 8

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi) Title No: 46643
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/04/05 13:42 2 pgs
Fees:13.00 Taxes:910.20
20051004-0119322

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tonya L. Cumbee 417 Lynwood Blvd. Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 143-6A-2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Meredith Edwards, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tonya L. Cumbee,** hereinafter called the **Grantee**, Grantee's heirs, or successors, and assigns, all Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Lot 2 on the Plan of Harpeth Trace Estates, Phase I, of record in Book 5200, Page 125, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Meredith Edwards and E. E. Edwards, III, as joint tenants with right of survivorship, by deed from E. E. Edwards III and Trudy Yarnell Edwards, husband and wife, by deed of record as Instrument Number 20010321-0027555, Register's Office for Davidson County, Tennessee. E. E. Edwards III has since died, leaving Meredith Edwards as the surviving tenant by the entireties.

Allison Vance Lampley, spouse of Meredith Edwards, joins in this conveyance solely to convey any and all interest he may have in subject property.

This conveyance is subject to taxes for 2006 and subsequent years, a lien not yet due and payable, Covenants, Conditions and Restrictions of record in Book 5380, Page 357, Register's Office for Davidson County, Tennessee and the Plan of record in Book 6050, Page 26, said Register's Office.

Description Reference: The description is the same as that used in the last conveyance.

This is improved property, known as: 304 Harpeth Ridge Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on September 29, 2005.

Meredith Edwards
Meredith Edwards, Grantor

Allison Vance Lampley
Allison Vance Lampley, Grantor

State of North Carolina
County of Gaston

Before me, the undersigned authority, personally appeared Meredith Edwards and Allison Vance Lampley to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal on September 29, 2005.

Gwendolyn D. Friday
Notary Public

My Commission Expires: 8/8/2009

OFFICIAL SEAL [Affix Notary Seal]
GWENDOLYN D. FRIDAY
NOTARY PUBLIC-NORTH CAROLINA
COUNTY OF GASTON
My Commission Expires August 8, 2009

State of Tennessee
County of _____

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 246,000.00

Tonya Cunliff
Affiant

Sworn and subscribed before me on September 30, 2005.

Notary Public

My Commission Expires:

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

WIdoc: Deed Wty Corp/Indiv QDoc