FILE BOX 19B

05-10-013-D

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of October, 2005, by and between DAVID EDGIN and MARY E. EDGIN, HUSBAND AND WIFE, hereinafter called Grantors, and IRA R. WILLIAMSON, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DAVID EDGIN and MARY E. EDGIN, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto IRA R. WILLIAMSON, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 324 HICKORY ST., MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantor on the day and year first above written.

David M. Edgin
DAVID EDGIN
Signature of Seller

Mary E. Edgin
MARY E. EDGIN
Signature of Seller

Davidson County DEEDWARR
Recvd: 10/28/05 16:00 3 pgs
Fees:18.00 Taxes:332.63

20051028-0130732

**INDIVIDUAL**
**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

**Personally appeared before me, a Notary Public of said County and State, DAVID EDGIN and MARY E. EDGIN, HUSBAND AND WIFE, the within named bargainors, 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** Madison, **Tennessee, this** 26 **day of October, 2005.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

**IRA R. WILLIAMSON, UNMARRIED**
324 Hickory Street
Madison, TN 37115

Property Address:

324 HICKORY ST.
MADISON, TN 37217

Person Responsible for Taxes:

Suntrust Mortgage, Inc.
P.O. Box 26419
Richmond, VA 23260

**Map & Parcel #: MAP 43-13, PARCEL 316**

## AFFIDAVIT OF VALUE

**STATE OF** Tennessee **:**
**COUNTY OF** Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **89900** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 26th day of **October, 2005.**

Notary Public

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/07

~~XXXXXXXXX~~
PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7717

# EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 25 of Block "D" on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for said County, as follows:

Said Lot No. 25 fronts 50 feet on the south side of Hickory Street, formerly Oak Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to DAVID EDGIN and MARY E. EDGIN, by Substitute Trustee's Deed from Thomas E. Stewart, Substitute Trustee, of record in Book 11450, Page 979, said Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 43-13, PARCEL 316).
2. All matters as set forth on the Plan of Final Plat Crittenden Estates, of record in Plat Book 974, page 69, said Register's Office, which plan includes a 30-foot minimum building setback line from front line; and a 10-foot wide public utility easement along the rear line.