This instrument prepared by:
see pg 4

Attorney at Law
100 Mallard Creek Road, Suite 400
Louisville, Kentucky 40207
(502) 315-1650

File No.: **1112-1800**
3217247 AES

Requested by and
Return to:
Recording Department
First American Lenders Advantage
1801 Lakepointe Drive, Suite 111
Lewisville, TX 75057
(469) 322-2500

Davidson County DEEDWARR
Recvd: 11/28/05 12:15 5 pgs
Fees:28.00 Taxes:384.80
20051128-0142779

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of June, 2005**, by and between **Antoine Eddings, a single person, Angel Thomas Geer fka Angel Thomas and Johnathan Geer, wife and husband, Anthony Eddings and Kelly A. Eddings, husband and wife, Anita Thomas and Steve Fiscante, wife and husband** parties of the first part, and **Kelly A. Eddings and Anthony Eddings, wife and husband**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 39 on the plan of Heritage Place Subdivision, of record in Book 5200, Page 628, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Emily D. Thomas, by Quit Claim Deed dated September 20, 2002, of record in Instrument No. 20020930-0118543, AND FURTHER CONVEYED TO Antoine Eddings, Angel Thomas, Anthony Eddings and Anita Thomas, by Probate of record in as Case No. 04P374, in the Register of Deeds Office of Davidson County, Tennessee.

Parcel No. 042-08-0-04300

404 Amquiwood Court, Madison, Tennessee 37115

Being the same property conveyed to parties of the first part, herein shown in:
Book, Page No.: or Instrument No.: in said Register's office. see above

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

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(5)
D+M, 2ND
1800

Parcel ID # **042-08-0-04300**

Page 2 of 5

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Improved OR

Unimproved property located at: **404 Amquiwood Court, Madison, Tennessee 37115**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Antoine Eddings

Anthony Eddings

Angel Thomas Geer fka Angel Thomas

Anita Thomas

Jonathan Geer

Steve Fiscante

Kelly A. Eddings

STATE OF ~~KY~~ TN

COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Antoine Eddings, a single person, and Angel Thomas Geer fka Angel Thomas and Jonathan Gerr, wife and husband, and Anthony Eddings and Kelly A. Eddings, husband and wife, and Anita Thomas and Steve Fiscante, wife and husband** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Thirtieth day of June 2005.**

MY COMMISSION EXPIRES
April 22, 2008

Jana Drury
Notary Public

My Commission Expires: _____

JANA DRURY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

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...RT LAND
TITLE ...

SH...
161 S... ...S AVENUE, #5
LO... ...CKY 40207
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Owner's Name: **Kelly A. Eddings and Anthony Eddings**

and Address: **404 Amquiwood Court**
Madison, TN 37115

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Advent Mortgage
305 North Hurstbourne Lane
Suite 102
Louisville, KY 40222

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**104,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

A J Batch
Affiant A J. Batch

Subscribed and sworn to before me this **Thirtieth day of June 2005.**

Jana Drury
Notary Public

MY COMMISSION EXPIRES
April 22, 2008
My Commission Expires: _____

JANA DRURY
NOTARY
PUBLIC
AT
LARGE
SUMNER COUNTY, TN

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