File Box
24B

This instrument prepared by:
Brenda Lehman
an employee of First American Title Insurance Co.
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

File No.: **2120-1014240**

Davidson County DEEDWARR
Recvd: 12/01/05 10:27 3 pgs
Fees:18.00 Taxes:292.30
20051201-0144333

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of November, 2005**, by and between **The Estate of Martha C. Debaca Edmondson**, parties of the first part, and **Patricia F. Grant**, 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 **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 303 ON THE MAP OF MIRO MEADOWS, SECOND ADDITION, OF RECORD IN BOOK 1424, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 303 FRONTS 170 FEET ON THE SOUTHEASTERLY SIDE OF COARSEY DRIVE AS MEASURED AROUND A CURVE, AND RUNS BACK BETWEEN LINES 198.1 FEET ON THE NORTHEASTERLY LINE AND 185.2 FEET ON THE SOUTHERLY LINE TO A POINT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JOHN G. DOAK, TRUSTEE TO MARTHA C. DEBACA EDMONDSON AND HUSBAND A. L. EDMONDSON AS RECORDED ON THE 23RD DAY OF MARCH, 1981 IN BOOK 5724, PAGE 355 AND WARRANTY DEED FROM THORN EDWARDS AND WIFE, YUBA E. EDWARDS TO MARTHA C. DEBACA AS RECORDED ON THE 1ST DAY OF APRIL, 1957 IN BOOK 2642, PAGE 263, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID A.L. EDMONDSON PREDECEASED MARTHA C. DEBACA EDMONDSON ON FEBRUARY 22, 1999. THE SAID MARTHA C. DEBACA EDMONDSON HAVING SINCE DIED INTESTATE ON MAY 9, 2005, VESTING SAID PROPERTY TO HER ONLY HEIRS AT LAW GARY C. DEBACA AND KAREN DEPRIEST. THE ESTATE OF MARTHA MAE MYATT EDMONDSON BEING PROBATED UNDER DOCKET NO. 05P-849, PROBATE COURT FOR DAVIDSON COUNTY TENNESSEE.

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.

Parcel ID # **107-13-55**

XX Improved OR

Unimproved property located at: **1205 Coarsey Drive, Nashville, Tennessee 37217**

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.

Estate of Martha C. Debaca Edmondson

Gary C. Debaca, Administrator and Individually

Karen Depriest, Administrator and Individually

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Gary C. Debaca and Karen Depriest, the Administrators of The Estate of Martha C. Debaca Edmondson,** to me known to the persons described in and who executed the foregoing instrument as Administrators of the Estate of Martha C. Debaca Edmondson, and acknowledged that they, as Administrators, executed the same for the purposes therein contained by signing **their names, as the Administrators of the Estate of Martha C. Debaca Edmondson.**

Witness my hand and Notarial Seal this **thirtieth day of November, 2005.**

SHEILA NEAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
EXPIRES 03/03/2007

Notary Public

My Commission Expires: _____

****

Owner's Name: **Patricia F. Grant**

and Address: **1205 Coarsey Drive**
Nashville, TN 37217

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans, Inc.
P.O. Box 961206 FTWX 22
Forth Worth TX 76161

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 **$79,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11/24/05