Davidson County DEEDWARR
Recvd: 12/14/05 15:46 2 pgs
Fees:13.00 Taxes:563.88

20051214-0150382

SHIRLEY E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires 2/27/07

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$152,400.00**
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th DAY OF November, 2005.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (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
Stephen L. Edwards	NEW OWNER	Map 87-05, Group A Parcel 133

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,

Miles Terry Hiers, III, unmarried

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

Stephen L. Edwards, 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. 161, ON THE PLAN OF FARMINGHAM WOODS, PHASE III, OF RECORD IN PLAT BOOK 7900, PAGE 554, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MILES TERRY HIERS, III AND JANE W. HIERS, UNMARRIED PERSONS, BY DEED FROM STEPHEN BRETT HILL AND WIFE, SHERRIE ANN HILL, DATED MAY 31, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20020603-0066801, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN MILES TERRY HIERS, III, UNMARRIED, BY QUITCLAIM DEED FROM JANE W. HIERS, UNMARRIED, DATED SEPTEMBER 11, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20031001-0145120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 554, Register's Office for Davidson County, Tennessee.
3) Property is subject to Farmingham, Woods, Phase Three, a Planned Unit Development, Charter of record in Book 8245, Page 768, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 8238, Page 176, amended in Book 8351, Page 533, and supplemented in Book 9006, Page 414, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 8238, Page 176, amended in Book 8351, Page 533, and supplemented in Book 9006, Page 414, Register's Office for Davidson County, Tennessee.
5) Property is subject to an easement for common and open areas granted to Farmingham Woods Homeowner's Association of record in Book 8310, Page 341, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4058 Farmingham Woods Drive, Hermitage, TN 37076
(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 30 day of November, 2005.

Miles Terry Hiers, III

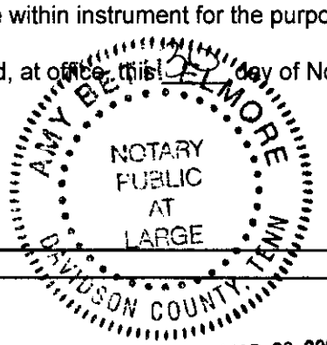
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Miles Terry Hiers, III, 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 21st day of November, 2005.

Amy Beth Elmore
NOTARY PUBLIC

My Commission Expires:



My Commission Expires MAR. 22, 2008

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