Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/06 16:22 2 pgs
Fees:13.00 Taxes:425.50

20060217-0019620

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$115,000.00~~

Affiant

Subscribed and sworn to before me, this the 15th day of February, 2006.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph P. Nick	**SunTrust Mortgage, Inc.**	**Map 095-05-0-B, Parcel 046co**
118 Waterford Trail	**201 Fourth Avenue North, 7th Floor**	
Scottsboro, AL 35769	**Nashville, TN 37219**	

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,

Eva H. Edmondson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph P. Nick, 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:

Land in Davidson County, Tennessee, being Unit No. 126 on the Declaration of Covenants, Conditins and Restrictions and By-Laws of Easthaven Townhomes of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Being the same property conveyed to Eva H. Edmondson, unmarried by Deed from York Construction, LLC, of record in Instrument No. 20020904-0107064, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Eva H. Edmondson, pursuant to a Power of Attorney executed by same on the 28th day of April, 2005, of record in Instrument No. 20050609-0065869, Register's Office for Davidson County, Tennessee.

This is Improved (_X___) Unimproved (____) property, known as: **2120 Lebanon Pike, #126, 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 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/our hand(s) this **15th** day of **February, 2006.**

Eva H. Edmondson

Eva H. Edmondson

Carol D. Edmondson Atty-in-Fact

By: Carol D. Edmondson, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Carol D. Edmondson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Eva H. Edmondson,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Eva H. Edmondson for the purpose therein contained, by signing the name of Eva H. Edmondson by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, **2006.**

Notary Public

My Commission Expires: 3/22/09

