Davidson County DEEDWARR
Recvd: 03/10/06 09:13 2 pgs
Fees:13.00 Taxes:353.35

20060310-0027903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$95,500.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

February 28, 2006.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

RACHEL NEAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2009

THIS INSTRUMENT PREPARED BY
~~AND PLEASE RETURN TO:~~

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Roger L. Edwards and Ida L. Edwards 3220 Hummingbird Drive Nashville, TN 37218	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	059-13-0-015.00

WARRANTY DEED

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, I/WE, **HEIRS AT LAW OF WILLIAM ALLEN ROBINSON**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ROGER L. EDWARDS AND IDA L. EDWARDS AND RALPH E. EDWARDS, Sr.**

HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot No. 120, on the Plan of Treppard Heights, Section VII, as shown on plat of record in Plat Book 2900, page 13, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Said Lot fronts 125 feet on the westerly side of Hummingbird Drive, and runs back between parallel line, 330 feet to a dead line.

Being the same property conveyed to William Allen Robinson by Deed of record in Book 4437, Page 737 recorded 08/11/1970, Register's Office for Davidson County, Tennessee.

WILLIAM ALLEN ROBINSON HAVING SINCE DECEASED ON THE 11th DAY JUNE, 2006, A RESIDENT OF DAVIDSON COUNTY, TENNESSEE, AND HAVING DIED TESTATE PURSUANT TO THE LAST WILL AND TESTAMENT OF WILLIAM ALLEN ROBINSON THE SUBJECT PROPERTY BEING LEFT TO HIS HEIRS AT LAW BEING BESSIE GOBER, BETTY WARREN, GRACE MARTIN AND LAURA BEEM. THE SAID LAST WILL AND TESTMENT IS OF RECORD IN PROBATE SEVENTH CIRCUIT COURT DOCKET No. 05P1040, DAVIDSON COUNTY, TENNESSEE.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
3220 HUMMINGBIRD DRIVE, NASHVILLE, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 02/28/06

HEIRS AT LAW OF WILLIAM ALLEN ROBINSON

BY: _____
ROBERT E. MARTIN, EXECUTOR

Betty Warren
BETTY WARREN

Laura Beem
Laura Beem

Bessie Gober
BESSIE GOBER

Grace Martin
GRACE MARTIN

LTSR Number:

GTE File: 2006020121

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert E. Martin, Bessie Gober, Betty Warren, Grace Martin and Laura Beem with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 28th day of February, 2006.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public Commission Expires: _____

My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this 28th day of February, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert E. Martin to me known to be the person who executed the foregoing instrument in behalf of the Estate of William Allen Robinson, and acknowledged that he executed that same as the free and real deed of the said Estate of William Allen Robinson

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 2006.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public Commission Expires: _____

My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee .limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public Commission Expires: _____