WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/06 08:10 2 pgs
Fees:13.00 Taxes:439.93
20060503-0050779

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00

Carl Warde Kornmeyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAXON EDWARDS	New Owner	MAP 73-5 PAR 48
(NAME)	(NAME)	
1918 Moran Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MARY JOSEPHINE KORNMEYER, a widow, by and through CARL WARDE KORNMEYER, Attorney in Fact,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAXON EDWARDS** , HEREINAFTER CALLED THE GRANTEE, HIS 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. 41 on the Map of Virginia Manor Subdivision as of record in Book 1835, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 75 feet on the southeasterly margin of Moran Drive and runs back between lines 158.2 feet on the northeasterly line and 169.1 feet on the southwesterly line to a dead line, on which it measures 56 feet.

Being the same property conveyed to Richard E. Kornmeyer and wife, Mary Josephine Kornmeyer by deed of record in Book 1975, page 127, Register's Office for Davidson County, Tennessee; the said Richard E. Kornmeyer having since died the property vests in Mary Josephine Kornmeyer as surviving tenant by the entirety.

CARL WARDE KORNMEYER executes this instrument as Attorney in Fact for MARY JOSEPHINE KORNMEYER pursuant to Durable Power of Attorney recorded in Instrument No. 20060503-0050778, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 1918 Moran Avenue, Nashville, TN 37216
(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 4/28/2006.

Mary Josephine Kornmeyer
MARY JOSEPHINE KORNMEYER

Carl Warde Kornmeyer
BY: CARL WARDE KORNMEYER, Attorney in Fact

STATE OF TENNESSEE

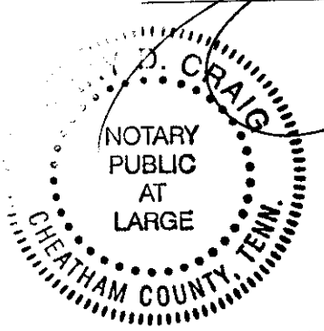
COUNTY OF DAVIDSON

Personally appeared before me, CARL WARDE KORNMEYER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that he is the Attorney In Fact for MARY JOSEPHINE KORNMEYER and is authorized by MARY JOSEPHINE KORNMEYER to execute this instrument on her behalf.

WITNESS my hand and official seal this. 28th day of April, 2006.

NOTARY PUBLIC

My commission expires: 2-10-08



My Commission Expires FEB. 10, 2008