WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/06 08:53 2 pgs
Fees:13.00 Taxes:421.06

20060517-0057510

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $ 113,800.00

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 12TH DAY OF MAY, 2006

Tony L. Vollmer
NOTARY PUBLIC

MY COMMISION EXPIRES 4/27/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC **109 CUDE LANE MADISON TN 37115**

Address New Owner(s) As Follows: Andrea D. Eddins and husband, Fredrick M. Eddins	Send Tax Bills To:	Map and Parcel Number:
923 Sunvalley Dr.	same	33-12-11
Madison, TN 37115		
(City) (State) (Zip)	(City) (State) (Zip)	

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, **Vernon W. Kearney and wife, Bridgett L. Kearney**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Andrea D. Eddins and husband, Fredrick M. Eddins**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Rutherford** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 231 on the plan of Primrose Acres, Section 3, of record in Plat Book 2900, at Page 71, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete discription.

Being the same property conveyed to Vernon W. Kearney and wife, Bridgett L. Kearney by Warranty Deed from Thomas W. Batey and wife Nancy G. Batey dated 03-21-91 and recorded on 03-25-91 in Book 8315, Page 288, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 2900, page 71, said Register's Office.

Subject to restrictions of record in Plat Book 3029, page 246, said Register's Office.

( )Unimproved
This is (X)Improved property known at: **923 Sunvalley Dr.**
Madison, TN 37115

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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 this 12th day of **MAY**, 2006

Vernon W. Kearney

Vernon W. Kearney

Bridgett L. Kearney

Bridgett L. Kearney

STATE OF TENNESSEE
COUNTY OF Davidson

Terry Vollmer
~~Bridgett L. Kearney~~
~~Vernon W. Kearney~~

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named bargainor ~~Bridgett & Vernon K.~~, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____

This 12 day of May, 2006

Terry L Vollmer

Notary Public

My Commission Expires: 4/27/09

TERRY LEO VOLLMER
STATE OF TENNESSEE
NOTARY PUBLIC