Davidson County DEEDWARR
Recvd: 06/05/06 13:30 2 pgs
Fees:13.00 Taxes:333.00

20060605-0066116

WARRANTY DEED

AT-20060023

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of May, 2006.

Notary Public

(Affix Seal) My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Angela D. Gibbs	SAME	081-15-0 329.00
100 Bella Court		
Nashville, TN 37207		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ralph Edwards and wife, Velma Edwards, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Angela D. Gibbs, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 28 in the Bransford Realty's Company's re-subdivision of part of the Manlove Addition, a plan of which is of record in Book 421, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 40 feet on the north side of Thompson Street and extends back northerly between parallel lines 142 feet, more or less, to an alley.

Being the same property conveyed to Ralph Edwards and wife, Velma Edwards from Randall Craft by Warranty Deed dated February 11, 2004 and recorded February 17, 2004 in Instrument #20040217-0018191, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1706 Knowles Street, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 26th day of May, 2006

Ralph Edwards

Ralph Edwards

Velma Edwards by Ralph Edwards P.O.A.

Velma Edwards by Ralph Edwards, POA

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Ralph Edwards, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 26th day of May, 2006.

Notary Public

My Commission Expirers: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26 day of May, 2006, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Ralph Edwards, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Velma Edwards, and as such Attorney in Fact for Velma Edwards, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by Velma Edwards to execute this instrument on behalf of Velma Edwards.

Witness my hand and official seal on this 26 day of May, 2006.

April G Nichols
Notary Public

My Commission Expires: 6.26.07

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY