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THIS DOCUMENT PREPARED BY ~~(AND AFTER RECORDING RETURN TO)~~:
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14660

Return to:
Advantage Title + Escrow
3735 N. Mt. Juliet Rd.
Ste 202
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/09/06 14:29 2 pgs
Fees:13.00 Taxes:443.63
20060609-0068944

Property Address: Owner
3229 Dockside Drive, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Durwin C. Ramsey**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Alan Edmondson, unmarried** , hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 55 on the Plan of Lakeside Woods Estates, Section Three, as shown by plat of record in Plat Book 7900, Page 218, Plat Book 7900, Page 219, Plat Book 7900, Page 220, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Estate of Sharmaine M. Clark, dated January 30, 2006, and recorded January 31, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200601310011840.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 25 day of May, 2006.

Durwin C. Ramsey {Seal}
Durwin C. Ramsey

State of TENNESSEE
County of DAVIDSON

On this the 25 day of May, 2006, before me, the undersigned officer, personally appeared Durwin C. Ramsey, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $119,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 25 of May, 2006.

Notary Public

My Commission expires: 2/22/2010

Name of Owner and Property Address:
Alan Edmonson

Person Or Entity Responsible For Payment Of Taxes:
Alan Edmonson

Tax Parcel ID#: 086-09-0-047.00