STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Ralph A. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2006.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 06/30/06 11:57 2 pgs
Fees:13.00 Taxes:37.00
20060630-0078504

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Ralph A. Edwards	Ralph A. Edwards	071-15-0
1125 Pennock Avenue	1221 Alfred Drive	GROUP
Nashville, Tennessee 37207	Nashville, Tennessee 37205	PARCEL 431.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Thousand dollars and Zero cents ($10,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John M. Weatherly, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ralph A. Edwards, married, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 39 on the Plan of Crutcher Bros. Plan of Lots in Northeast Nashville of record in Plat Book 161, page 158, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Martin M. Weatherly and wife, Lucie H. Weatherly, by deed dated May 13, 1976, from Jack Childress and Dillard Childress of record in Book 5026, page 290, in the Register's Office for Davidson County, Tennessee; the said Martin M. Weatherly having since died on October 12, 1996, and the said Lucie H. Weatherly having since died intestate on March 28, 2002, and survived by her son, John M. Weatherly, her sole heir at law as evidenced by Affidavit of Heirship filed simultaneously herewith.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have not been prorated but have been assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1125 Pennock Avenue, Nashville, Tennessee 37207

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 29th day of June, 2006.

John M. Weatherly

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named John M. Weatherly, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

