WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/06 13:39 4 pgs
Fees:23.00 Taxes:240.50

20060907-0110944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

James L. Edwards
Affiant

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

Rebekah Sims
Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

REBEKAH SIMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-0790

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Edwards	James L. Edwards	073-01-0 068.00
(NAME)	(NAME)	
1742 Poplar Drive	1742 Poplar Drive	
(ADDRESS)	(ADDRESS)	
Orange Park, FL 32073	Orange Park, FL 32073	
(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, WE, Edith M. Grice, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Edwards, a married man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:
Being Lot No. 15 of Block "A" on the Map of Happy Valley Subdivision, not of record and described as follows: Beginning at a point in the southerly margin of Williams Ferry Road, the corner of Lots Nos. 15 and 16; thence with the line between said lots southerly 170.5 feet to the corner of said lots and of Lots Nos. 34 and 35; thence with the line between Lots Nos. 15 and 34 Westerly 75 feet to the corner of said lots and of Lots Nos. 14 and 33; thence with the line between Lots Nos. 15 and 14 northerly 168.5 feet to the south margin of Williams Ferry Road; thence with the margin of the same easterly 75 feet to the point of beginning.

BEING all of the same property conveyed to Edith M. Grice by Warranty Deed dated 08/15/1988 from Carl Edward Basham and wife, Deborah Ann Basham of record in Book 7630, Page 312, Register's Office for Davidson County, Tennessee.

DUE TO THE RELATIONSHIP BETWEEN BUYER AND SELLER IN THIS TRANSACTION, STATEMENTS OF APPRAISED VALUE FOR THE SUBJECT PROPERTY ARE ATTACHED FOR REFERENCE.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2000 Riverwood Dr., 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 this 28th day of August, 2006.

Edith M. Grice by
Edith M. Grice by James L. Edwards, attorney in fact

James L. Edwards
attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared James L. Edwards, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Edith M. Grice, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Edith M. Grice. Witness my hand and Notarial Seal this August 28, 2006.

Notary Public

My Commission Expires: 01/24/2009



RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

2000 RIVERWOOD DR., NASH., TN 37216

Changes are saved when a page is exited--clicking either the Next Step/Property buttons.
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Or

Enter the MLS# for an additional comparable property here: Add MLS Number

	MLSNum	Status	Address	Price	Tot Adj	Adj Price	
1	755937	Closed	3615 N Inglewood Circle	$70,200	$4,012	$74,212	Delete
2	750832	Closed	725 MAPLEWOOD LN	$62,500	$3,162	$65,662	Delete
3	729966	Closed	3922 BAXTER AV	$67,500	$4,752	$72,252	Delete

Wizard Calculated Adjusted Sales Price: $ 67,375 How this value is calculated

Confidence Factor: 3 % Low: $ 65,354 High: $ 69,397

Enter a Suggested List Price: $67,000

Notes:

ALL COMPS ARE REHABBERS IN VARYING CONDITION BUT SIMILAR TO SUBJECT.

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Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 0263522

ESTIMATED SITE VALUE ..... = $ 30,000	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): The site value is based on an analysis of recent land sales and site-to-total value ratios.
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:	
Dwelling 1,083 Sq. Ft. @$ 80.00 = $ 86,640	
Sq. Ft. @$ =	
Porches, Decks, Etc. Inc. Above =	Cost figures were derived from actual local market construction figures as well as the Marshall & Swift Handbook.
Garage/Carport Sq. Ft. @$ =	
Total Estimated Cost New ..... = $ 86,640	
Less Physical Functional External	
Depreciation 61,000 =$ 61,000	
Depreciated Value of Improvements ..... =$ 35,640	Estimated remaining economic life of the subject property is 25 years.
"As-is" Value of Site Improvements ..... =$ 4,000	
INDICATED VALUE BY COST APPROACH ..... =$ 69,640	

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	2000 Riverwood Drive Nashville	725 Maplewood Lane Nashville		1410 Kirkland Avenue Nashville		2314 Shadow Lane Nashville	
Proximity to Subject		2 miles NW		10 blocks SW		4 blocks SE	
Sales Price	$ N/A	$ 52,500		$ 79,000		$ 112,600	
Price/Gross Living Area	$ /sq ft	$ 51.17 /sq ft		$ 91.44 /sq ft		$ 124.97 /sq ft	
Data and/or Verification Source	Inspection Tax Records	MLS/Exterior Inspection Tax Records		MLS/Exterior Inspection Tax Records		MLS/Exterior Inspection Tax Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(−)$ Adjust.	DESCRIPTION	+(−)$ Adjust.	DESCRIPTION	+(−)$ Adjust.
Sales or Financing Concessions		Conventional None		Conventional None		Conventional None	
Date of Sale/Time		04/11/06		05/31/06		02/10/06	
Location	Average	Average		Average		Average	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	0.28 Acre +/-	1.10 Acre	-4,000	0.17 Acre		0.26 Acre	
View	Average	Average		Average		Average	
Design and Appeal	Cottage/Avg	Cottage/Avg		Cottage/Avg		Cottage/Gd	-6,000
Quality of Construction	Avg/BV	Avg/Siding	+1,000	Avg/BV,Sid		Avg/BV,Sid	
Age	1949	1948		1954 Renov		1952 Renov	
Condition	Fair/Avg	Fair	+5,000	Avg/Good	-20,000	Very Good	-40,000
Above Grade Room Count	Total 6 Bdrms 2 Baths 1	Total 5 Bdrms 2 Baths 1		Total 5 Bdrms 2 Baths 1		Total 5 Bdrms 2 Baths 1	
Gross Living Area	1,083 Sq. Ft.	1,026 Sq. Ft.		864 Sq. Ft.	+4,400	901 Sq. Ft.	+3,600
Basement & Finished Rooms Below Grade	None	None		None		None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Central	None	+5,000	Central		Central	
Energy Efficient Items	Standard	Standard		Standard		Standard	
Garage/Carport	None	G1A	+1,800	None		None	
Porch, Patio, Deck, Fireplace(s), etc.	Cov Stoop Cov Deck	Stoop Patio		CvStoop Stg Bldg		CvPorch	
Fence, Pool, etc.	Fence	None	+500	Fence		None	+800
Net Adj. (total)		☒ + ☐ − $	9,000	☐ + ☒ − $	-18,600	☐ + ☒ − $	-41,900
Adjusted Sales Price of Comparable		$	61,500	$	83,400	$	70,700

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Four current neighborhood 2-bedroom cottage sales were used. Sales 2, 3 and 4 were superior as to condition while sale 1 was slightly inferior as to condition. The sales as adjusted were given equal consideration.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	None Found Tax Records	None found other than listed above Tax Records	None found other than listed above Tax Records	04/06/05 $60,000 Tax Records

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:
There does not appear to be any current agreement sale, option or listing of the subject property within three years of the date of the appraisal.

INDICATED VALUE BY SALES COMPARISON APPROACH ..... $ 65,000

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent $ N/A* /Mo. x Gross Rent Multiplier N/A* =$ N/A*

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans & specifications.

Conditions of Appraisal: The subject was appraised as-is with reference to the attached certification & limiting conditions.
*The subject neighborhood is predominantly owner occupied with minimal rental data available.

Final Reconciliation: $65,000 as indicated by the sales comparison analysis best establishes the final value estimate as this approach reflects the actions of similar area properties that have recently sold. The cost approach supports the sales comparison approach.

COMPLETE SUMMARY/APPRAISAL REPORT

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 7-21-06
(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE $ 65,000

APPRAISER: CG#382 State Certified General Real Estate Appraiser	SUPERVISORY APPRAISER (ONLY IF REQUIRED):
Signature	Signature ☐ Did ☐ Did Not Inspect Property
Name Don Henry Burnett, SRA CAE, CG#382	Name
Date Report Signed August 02, 2006	Date Report Signed August 03, 2006
State Certification # CG#382 State TN	State Certification # State
Or State License # State	Or State License # State