Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
Phone: 615-776-7461

Davidson County DEEDWARR
Recvd: 10/26/06 09:14 3 pgs
Fees:18.00 Taxes:1798.20
20061026-0132638

#441

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Casey Atwood and wife, Laura Atwood	(NEW OWNERS)	Map 181-
6321 Pettus Road		Parcel 218
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Tom J. Edwards and wife, Michelle L. Edwards,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Casey Atwood and wife, Laura Atwood,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Tom J. Edwards and wife, Michelle L. Edwards by warranty deed dated June 30th, 2004 from Donald R. Clemons on record in Instrument No. 20040707-0080618, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 9518, page 490, said Register's Office.**
3. **Easement and maintenance agreement of record in Book 9518, page 490 and Private Road and Utility Easement of Book 9518, page 526, said Register's Office.**

This is improved property commonly known as **6321 Pettus Road, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $486,000.00.

Michelle L. Edwards
Affiant

Subscribed and sworn to before me this 20th day of October, 2006

Notary public:

My Commission Expires: March 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **20th** day of **October, 2006.**

Tom J. Edwards

Michelle L. Edwards
Michelle L. Edwards

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tom J. Edwards and Michelle L. Edwards**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **20th** day of **October, 2006.**

Notary Public

My Commission Expires: March 31, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993, and known as Job No. 930091 more particularly described as follows:

BEGINNING at an iron pin in the center of a 50 feet joint use ingress-egress and utility easement, said point of beginning being the Southeast corner of the herein described tract and also being 1485.83 feet northerly as measured along the centerline of the said 50 foot joint use ingress-egress and utility easement from the northerly margin of Pettus Road; thence leaving the center of said easement with the northerly line of Tract No. 18 of the J.D. Stevens Pettus Road division North 86 degrees 06 minutes 54 seconds West passing an iron pin at 25.00 feet in all 485.79 feet to an iron pin in the Northeast corner of the John T. Bottom property of record in Book 6073, page 648, R.O.D.C., TN; thence with the line of Bottom and others North 86 degrees 06 minutes 54 seconds West 730.16 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 192.54 feet to an iron pin; thence South 85 degrees 18 minutes 47 seconds East passing a steel fence post at 1132.89 feet in all 1157.89 feet to an iron pin in the center of the said 50 foot joint use ingress-egress and utility easement; thence with the center of said easement and with a curve to the left having a radius of 1208.85 feet and a long chord of 20.78 feet, said chord having a bearing of South 13 degrees 36 minutes 47 seconds East a distance along the curve of 20.78 feet to a point; thence South 14 degrees 06 minutes 06 seconds East 102.04 feet to an iron pin; thence with a curve to the right having a radius of 1280.46 feet and a long chord of 62.02 feet, said chord having a bearing South 12 degrees 42 minutes 38 seconds East a distance along the curve of 62.02 feet to the point of beginning.