THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 26142R

MAP/GROUP/PARCEL: 82-7/190

Davidson County DEEDWARR
Recvd: 11/17/06 10:31 2 pgs
Fees:13.00 Taxes:166.50
20061117-0142970

NEW OWNER'S NAME AND ADDRESS:
FRAN EDMISTER
735 Joseph Avenue
Nashville, TN 37207

SEND TAX BILLS TO:
~~New Owner~~
GMAC BANK
100 WITMER ROAD, SUITE 80
HORSHAM, PA 19044

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JAMES S. SWEENEY SR.**, hereinafter called Grantor, does hereby transfer and convey unto, **FRAN EDMISTER**, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 18, on the Plan of Townwood Homes, Section 1, as shown on plat of record in Plat Book 3106, page 147, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly margin of Joseph Street, at the common corner of Lots Nos. 18 and 19; thence with the line between said Lots, South 83 deg. 47' East 136 feet to the westerly margin of an alley; thence with said alley, northerly 10.4 feet to the beginning of a curve, having a radius of 25 feet; thence around said curve, northwesterly 31.15 feet to a point in the southerly margin of Hancock Street; thence with the margin of the same, North 83 deg. 02' West 91 feet to the beginning of a curve having a radius of 25.0 feet; thence around said curve, southwesterly 39.60 feet to the easterly margin of Joseph Street; thence with the margin of the same, southerly 6.7 feet to the point of beginning.

The subject property is improved property known as 735 JOSEPH AVENUE , Nashville, TN 37207.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20001208-0120957, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES S. SWEENEY SR.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **JAMES S. SWEENEY SR.**, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in HENDERSONVILLE, Tennessee on this the 8th day of November, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $45,000.00.

AFFIANT

Sworn to and subscribed before me, this the 8th day of November, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006