Davidson County DEEDWARR
Recvd: 11/29/06 09:18 2 pgs
Fees:13.00 Taxes:3104.30
20061129-0147046

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45027 FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $839,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janis M. Edwards	SAME AS NEW OWNER	116-16-23
3904 Hobbs Road		
Nashville, TN, 37215		

FOR AND IN 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, I/WE,

Garry W. Tallent and wife, Tammy O. Tallent

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janis M. Edwards

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:

Land in Davidson County, Tennessee, being the westerly one half of Lot No. 15 on the plan of Part One, Evergreen Heights, as of record in Plat Book 1130, page 119, Register's Office for said County, described as follows:

Said westerly one-half of said Lot No. 15 fronts 50 feet on the northerly margin of Hobbs road and extends back between parallel lines 250 feet to a dead line in the rear.

Being the same property conveyed to Garry W. Tallent and wife, Tammy O. Tallent by deed from Barry W. Thompson and wife, Cheryl F. Thompson, of record in Instrument Number20000511-0047633, Register's Office for Davidson County, Tennessee. The said Tammy O. Tallent and Tammy Tallent being ONE and the SAME person.

Unimproved ( )
This is improved (X) property known as 3904 Hobbs Road, Nashville, TN 37215

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/our hand(s) this 21st day of November, 2006

GARRY W. TALLENT

TAMMY O. TALLENT

By: Garry Tallent Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Garry W. Tallent, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 2006

NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN J. SATURN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 21st day of November, 2006, before me personally appeared GARRY TALLENT, to me known to be the person who executed the foregoing instrument in behalf of TAMMY TALLENT, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said TAMMY TALLENT, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 21st day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 7/29/2004

ALAN J. SATURN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.