This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 12/27/06 11:21 2 pgs
Fees:13.00 Taxes:471.75
20061227-0159139

ADDRESS NEW OWNER:
Elizabeth A. Edwards
561 Michele Drive
Antioch, Tennessee 37013

SEND TAX BILL:
* Mortgagee *

MORTGAGEE:
Realty Mortgage Corporation
7000 Executive Center Dr., #200
Brentwood, TN 37027

MAP AND PARCEL:
MAP 162-11
PARCEL 27.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Dawn Leniger, Trustee, 561 MICHELE DRIVE TRUST, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Elizabeth A. Edwards, unmarried, hereinafter called the Grantee, 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. 65, on the Plan of Section 4, Whittemeore Valley, of record in Plat Book 6250, Page 873, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to D.Leniger, Trustee, the 561 Michele Drive Trust, by deed from Tim Tyrone Greer and wife, Patricia Denise Greer of record in INST: 20041215-0149424, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5243, Page 80, and such easements and setback lines of record in Plat Book 6250, Page 873, said Register's Office.

Taxes for 2006 have been pro-rated and paid.

This is improved property known as 561 Michele Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elizabeth A. Edwards, unmarried, her heirs and assigns, forever; and Dawn Leniger, Trustee, the 516 MICHELE DRIVE TRUST do covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of December, 2006.

The 516 MICHELE DRIVE TRUST

D. Leniger, Trustee
By: D. Leniger, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named D. Leniger, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of December, 2006.

NOTARY PUBLIC

HAROLD REEVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-22-10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 127,500.00.

AFFIANT

Subscribed and sworn to before me this 15th day of December, 2006.

Lauri A. Beasley
NOTARY PUBLIC
My Commission Expires: 11/14/09

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY