BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/07 08:21 2 pgs
Fees:13.00 Taxes:2031.30
20070413-0044363

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

G#20498-2

The actual consideration or value, whichever is greater, for this transfer is **$549,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2007.

Notary Public

My commission expires: 3/22/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
DEBRA J. COLE	**"NEW OWNER"**	**Map 104-08-0 Parcel 291.00**
1408 17th Avenue South		
Nashville, TN 37212		

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, WE,

ROSS D. EDWARDS, an unmarried man, as to an undivided 25% interest, and JAMES L. KNIGHT, a married man, as to an undivided 50% interest, and SUZANNE EDWARDS, an unmarried woman, as to an undivided 25% interest

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

DEBRA J. COLE

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:

LAND in Davidson County, Tennessee, being part of Lot No. 42 on the Plan of O. B. Hayes Plan, as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of 17th Avenue South, formerly Addison Street, at Amos E. Dampier's Northwest corner, being about 110 feet 6-1/2 inches northerly from the South line of said Lot No. 42; thence, with the easterly margin of said Avenue northerly 55 feet 3-1/4 inches, more or less, to E. C. Stems Southwest corner; thence, with his southerly line easterly 150 feet, more or less, to westerly margin of an alley; thence, with said alley southerly 55 feet 3-1/4 inches, more or less, to Dampier's Northeast corner; thence, with her northerly line westerly 150 feet, more or less, to the BEGINNING.

BEING the same property conveyed to Ross D. Edwards and James L. Knight, by Warranty Deed dated May 20, 1999, from Daniel T. Furth and wife, Mary Pardee Furth, of record in Book 11489, Page 502, Register's Office for Davidson County, Tennessee. And further conveyed to Town Mark Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ross D. Edwards and James L. Knight, of record in Instrument No. 20021213-0153837, said Register's Office.

BEING the same property conveyed to Ross D. Edwards, an unmarried man, as to an undivided 50% interest, and James L. Knight, a married man, as to an undivided 50% interest, by Quitclaim Deed dated April 10, 2007, from Town Mark Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20070413 0044 361 **, Register's Office for Davidson County, Tennessee.**

THE said Ross D. Edwards, an unmarried man, having further conveyed an undivided 25% interest to Suzanne Edwards, an unmarried woman, by Quitclaim Deed dated April 10, 2007, of record in Instrument No. 20070413 0044 362 **, Register's Office for Davidson County, Tennessee.**

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED COMMERCIAL PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

This is IMPROVED (__X__) unimproved (____) property, known as: **1406 17th Avenue South, Nashville, TN 37212** .

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 **10th** day of **April, 2007.**

ROSS D. EDWARDS

SUZANNE EDWARDS

JAMES L. KNIGHT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROSS D. EDWARDS, an unmarried man,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **April, 2007.**

My Commission Expires: 3/22/09

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES L. KNIGHT, a married man,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **April, 2007.**

My Commission Expires: 3/22/09

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SUZANNE EDWARDS, an unmarried woman,** 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **April, 2007.**

My Commission Expires: 3/22/09

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.