WARRANTY DEED

JOHN GLEAVES 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 $144,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

Davidson County DEEDWARR
Recvd: 04/18/07 11:27 2 pg
Fees:13.00 Taxes:535.39

20070418-0046232

D-0967

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Booth	New Owner	073-01-0 068.00
(NAME)	(NAME)	
2000 Riverwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James L. Edwards, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Booth, unmarried and Danicia Wright, unmarried, as joint tenants with rights of survivorship, 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:

A certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:
Being Lot No. 15 of Block "A" on the Map of Happy Valley Subdivision, not of record and described as follows: Beginning at a point in the southerly margin of Williams Ferry Road, the corner of Lots Nos. 15 and 16; thence with the line between said lots southerly 170.5 feet to the corner of said lots and of Lots Nos. 34 and 35; thence with the line between Lots Nos. 15 and 34 Westerly 75 feet to the corner of said lots and of Lots Nos. 14 and 33; thence with the line between Lots Nos. 15 and 14 northerly 168.5 feet to the south margin of Williams Ferry Road; thence with the margin of the same easterly 75 feet to the point of beginning.

BEING all of the same property conveyed to James L. Edwards, a married man, by Warranty Deed dated 8/28/2006 from Edith M. Grice, unmarried of record in Instrument Number 20060907-0110944, Register's Office for Davidson County, Tennessee.

THE SUBJECT PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR AS DEFINED BY STATUTE.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2000 Riverwood Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 13th day of April, 2007.

James L Edwards by
James L. Edwards by Ava Mire, Attorney in Fact

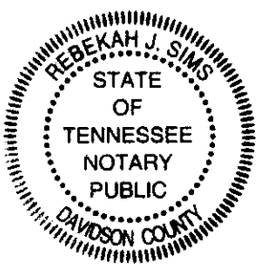
Ava Mire
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ava Mire, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of James L. Edwards, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said James L. Edwards. Witness my hand and Notarial Seal this 13th day of April, 2007.

Rebekah J. Sims
Notary Public

My Commission Expires: 3-20-2010



RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216