WARRANTY DEED

B-CL-07-4850

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-9-10
(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith M. Johnson, Sr.	Realty Mortgage Corporation	
4850 Payne Road	(NAME) 7000 Executive Center Drive #200	148-130.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARGARET B. EDWARDS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEITH M. JOHNSON, SR., UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF C.E. EDWARDS SUBDIVISION OF RECORD IN PLAT BOOK 5190, PAGE 646, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO CLAUDE E. EDWARDS AND WIFE, MARGARET B. EDWARDS BY WARRANTY DEED FROM PAMELA P. DONNELL ET VIR, JOHN BURTON DONNELL, RECORDED ON THE 5TH DAY OF OCTOBER, 1978 IN DEED BOOK 5346, PAGE 622, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID CLAUDE E. EDWARDS HAVING DIED ON FEBRUARY 16, 2004 LEAVING MARGARET B. EDWARDS SURVIVING AS TENANT BY THE ENTIRETY.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 5190, Page(s) 646, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4850 Payne Road, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of April, 2007.

Margaret B. Edwards

Margaret B. Edwards

Davidson County DEEDWARR
Recvd: 04/24/07 14:58 2 pgs
Fees:13.00 Taxes:858.40

20070424-0048947

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret B. Edwards, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of April, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)



My Commission Expires MAR. 8 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903