Davidson County DEEDWARR
Recvd: 05/09/07 10:49 3 pgs
Fees:18.00 Taxes:521.70

20070509-0055698

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $141,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: April 26, 2007.

NOTARY PUBLIC

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

COMMISSION EXPIRES

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
David Edwards 5046 Clarksville Highway Whites Creek, TN 37189	BRANCH BANKING AND TRUST COMPANY 223 West Nash Street Wilson, NC 27893	**039-00-0-178.00** **39/75**

WARRANTY DEED

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, **TERESA BREWER, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DAVID EDWARDS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey for Bill Spann and E.R. Rutherford dated July 5, 1967, and revised September 15, 1971, by Southern Land Surveying Company, Inc. as follows: BEGINNING at an iron stake in the northerly margin of State Highway 112, being Clarksville Highway; thence North 29 degrees 55 minutes 20 seconds East, 348.47 feet to an iron stake in the rear line of said property; thence North 45 degrees 28 minutes 20 seconds West 64.78 feet to an iron stake; thence 304.06 feet to an iron stake in the northerly margin 216.71 feet to the POINT OF BEGINNING, containing 1.01 acres, more or less.

TRACT 2
Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey for Bill Spann and E.R. Rutherford dated July 5, 1967, and revised September 15, 1971, by Southern Land Surveying Company, Inc. as follows: BEGINNING at an iron stake in the northerly margin of State Highway 112, 216.71 feet from the iron stake set out as the beginning point in Tract No. 1; thence along the boundary line of Tract No. 1, 304.06 feet to an iron stake in the rear line of said property; thence North 45 degrees 28 minutes 20 seconds West 110.88 feet to an iron stake; thence 282.31 feet to an iron stake in the northerly margin of Highway 112; thence along said northerly margin 115.01 feet to the POINT OF BEGINNING, containing 0.75 acres, more or less.

TRACT 3
A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Eighty-Four Hundredths (84/100) acrews, lying in the 14th Civil District of said County, and described according to a survey made by Southern Land Surveyors, Inc , dated July 5, 1967, as follows: BEGINNING at an iron stake in the easterly margin of Clarksville State Highway No. 112, at the southwest corner of the land herein described; thence with the margin of the sam, North 35 degrees 30 minutes west 38 feet to an iron stake; thence leaving said Highway, North 20 degrees 12 minutes East 93.55 feet; North 26 degrees 59 minutes West 134 feet to an iron stake; thence North 45 degrees 59 minutes 20 seconds East 202.96 feet to an iron stake; thence South 45 degrees 28 minutes 20 seconds East 110 feet to an iron stake; thence South 29 degrees 55 minutes 20 seconds West 348.57 feet to the point of beginning.

LTSR Number:

GTE File: 2007040792

Being the same property conveyed to Teresa Brewer in Instrument 20020104-0001636, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
5046 CLARKSVILLE HIGHWAY, WHITES CREEK, TN 37189

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. Whenever 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, this date: 04/26/07

Teresa Brewer

Teresa Brewer

LTSR Number:

GTE File: 2007040792

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Teresa Brewer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 26th day of April, 2007.

JEFFREY M. GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission Expires: My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____