Davidson County DEEDWARR
Recvd: 08/02/07 09:00 2 pgs
Fees:13.00 Taxes:571.15

20070802-0091747

WARRANTY DEED

R-GWEN-07-617

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,364.00

Elizabeth R. Hinke
Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. NICOLES RUDY

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
Elizabeth R. Hinke	US Bank NA	
617 Waco Drive	(NAME) 9321 Olive Boulevard Closing Dept.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) St. Louis, MO 63132	91-5-78
(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 RALPH A. EDWARDS AND VELMA E. EDWARDS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH R. HINKE, 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 19, MOSS-WOOD SUBDIVISION, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 123, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RALPH A. EDWARDS AND VELMA E. EDWARDS, HUSBAND AND WIFE BY SPECIAL WARRANTY DEED FROM MTGLQ INVESTORS, L.P., RECORDED ON THE 7TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070307-0027963, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 2900, PAGE 123; BOOK 3157, PAGE 606; BOOK 5243, PAGE 301; INST. NO. 20070307-0027964; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 617 Waco Drive, Nashville, Tennessee 37209
(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 27th day of July, 2007.

Ralph A. Edwards

Velma E. Edwards by Ralph Edwards as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph A. 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 27th day of July, 2007.

Notary Public

My Commission Expires: 7-24-10
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of July, 2007, before me personally appeared Ralph Edwards to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Velma E. Edwards, and who acknowledged he/she/they executed the same as the free act and deed of the said Velma E. Edwards.

Witness my hand and official seal, this the 27th day of July, 2007.

Notary Public

My Commission Expires: 7-24-10
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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