PLEASE RETURN TO REALTY TITLE & ESCROW
599 SAM RIDLEY PKWY W STE 107
SMYRNA, TN 37167
AFTER RECORDING.

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/02/08 10:06 2 pgs
Fees:13.00 Taxes:680.80
20080402-0032914

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $184,000.00

Affiant

Subscribed and sworn to before me, this 28th **day of** March **, 2008.**

Notary Public
My commission expires: 10-17-2011

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

03-0803-35291

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Holly S. Mercer	NEW SOUTH FEDERAL SAVINGS BANK	91-12-0-042
4512 Indiana Avenue	210 AUTOMATION WAY	
Nashville TN 37209	BIRMINGHAM, AL 35210	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Edwards, Sr. and wife, Sherry Edwards, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Holly S. Mercer, hereinafter called the Grantees, their successors 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 the southerly half of Lot Nos. 421 and 423 of Block 84, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said parts of said Lot Nos. 421 and 423 front together 60 feet on the northerly side of Indiana Avenue and run back between parallel lines, with the easterly margin of 46th Avenue North, formerly 5th Street, 75 feet to a dead line, measuring 60 feet thereon.

Being the same property conveyed to James Edwards, Sr., and wife, Sherry Edwards, by deed from Patrick W. Hamm and wife, Shannon M. Hamm, dated 7-26-07, recorded 7-31-07, in Instrument No. 20070731-0090793, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4512 Indiana Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of March, 2008.

James Edwards, Sr.

Sherry Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Edwards, Sr. and Sherry Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of March, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09