Davidson County DEEDWARR
Recvd: 05/16/08 11:40 2 pgs
Fees:13.00 Taxes:777.00
20080516-0050559

TAX IDENTIFICATION: MAP 73.03, PARCEL 9

SEND TAX BILLS TO

New owner

NAME AND ADDRESS OF NEW OWNERS

William K. Edwards
Katie N. Edwards
2616 Pleasant Green Road
Nashville, TN 37214

STATE OF TENNESSEE)
:ss
RUTHERFORD COUNTY)

Prepared from Information
Furnished by the Parties by:
EWING SMITH, JR., Attorney at Law (jer)
201 E. Main St., Ste. 414, Murfreesboro, TN 37130

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid, receipt and sufficiency of which is hereby acknowledged; we, the undersigned, **SUSAN ANDREWS AND DONALD R. ANDREWS,** husband and wife, Grantors, have this day bargained and sold and do by these presents hereby transfer and convey unto, **WILLIAM K. EDWARDS AND KATIE N. EDWARDS,** husband and wife, Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A 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. 86 on the Plan of Sutherland Heights, Section II, of record in Plat Book 2663, page 58, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Susan Andrews and Donald R. Andrews, wife and husband, from Kendall L. Roberson, Sr., by deed appearing of record in Instrument Number 20060510-0054993, of the Register's Office of Davidson County, Tennessee.

THIS property is subject to and includes any and all lawful easements, setback lines restrictions, etc. of record and applying to the within described property; all other matters as shown in Plat Book 2663, Page 58, Register's Office for Davidson County, Tennessee; restrictive covenants recorded in Book 2692, Page 19; Book 2692, Page 353; and Book 2795, Page 97, Register's Office for Davidson County, Tennessee; and to any and all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2008 property taxes, which taxes are being prorated between the parties hereto, the Grantors paying to the Grantees their proportionate share and the Grantees assuming payment thereof.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS HAND, this 15th day of May, 2008.

Susan S. Andrews
Susan Andrews

Donald R. Andrews
Donald R. Andrews

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, **SUSAN ANDREWS AND DONALD R. ANDREWS** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this the 15th day of May, 2008.

Jane E Rabideau
Notary Public

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My commission expires: 10/20/2008

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN to and subscribed before me this the 15th day of May, 2008.

Jane E Rabideau
Notary Public

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My commission expires: 10/20/2008