Davidson County DEEDWARR
Recvd: 06/09/08 14:56 2 pg
Fees:13.00 Taxes:403.30

20080609-0059305

WARRANTY DEED

B-GB-08-6201

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Melody E Laxton
Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2008.

Rebecca D. Price
Notary Public

REBECCA D. PRICE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: My Commission Expires November 22, 2009
(AFFIX SEAL)

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
Tammy Hutchinson	First Tennessee Home Loans (NAME)	
6201 Laredo Avenue (ADDRESS)	919 Harpeth Valley Pl. (ADDRESS)	91-5-104 &
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	91-5-120 & 91-5-121

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 M. EDWARDS AND VELMA E. EDWARDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAMMY HUTCHINSON, 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:

BEING LOT NUMBER 23 AND THE TWO PARCELS ADJOINING LOT NUMBER 23 AND LOT NUMBER 38 AND MORE FULLY DESCRIBED ACCORDING TO A PLAT OF THE MOSS WOOD SUBDIVISION OF RECORD IN BOOK 2663, PAGE 102 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT NUMBER 23; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTHERLY MARGIN OF LAREDO AVENUE TO THE COMMON BOUNDARY WITH LOT NUMBER 24; THENCE IN A SOUTHERLY DIRECTION, THE BOUNDARY LINE OF LOTS NUMBERS 23, 24, 140 FEET TO THE COMMON CORNER OF LOTS 23, 24; THENCE IN A WESTERLY DIRECTION 4.35 FEET TO THE COMMON BOUNDARY OF LOT 38 AND RESERVE PARCEL; THENCE IN A SOUTHERLY DIRECTION ALONG THE BOUNDARY LINE OF LOT NUMBER 38, 140 FEET TO LARAMIE AVENUE; THENCE IN A NORTHEASTERLY DIRECTION 159.8 FEET TO A CONCRETE MONUMENT IN THE EASTERLY BOUNDARY LINE OF THE SUBDIVISION; THENCE IN A NORTHEASTERLY DIRECTION 100.53 FEET TO A MONUMENT; THENCE IN A WESTERLY DIRECTION ALONG THE BOUNDARY OF THE SUBDIVISION 66 FEET TO THE MARGIN OF LOT NUMBER 23 AND THE BOUNDARY OF THE SUBDIVISION; THENCE WITH THE COMMON BOUNDARY OF LOT NUMBER 23 AND THE SUBDIVISION 21.28 FEET TO THE SOUTHEAST MARGIN OF LAREDO AVENUE; THENCE ALONG THE SOUTHERLY MARGIN OF LAREDO AVENUE, 60 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RALPH M. EDWARDS AND WIFE, VELMA E. EDWARDS BY WARRANTY DEED FROM JAMES ROBERTS, MARRIED, RECORDED ON THE 29TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070829-0103699, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 2663, PAGE 102, BOOK 2861, PAGE 35; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 6201 Laredo Avenue, 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.

Witness my/our hand(s) this 30th day of May, 2008.

Ralph A Edwards
Ralph M. Edwards

Velma E. Edwards by Ralph A. Edwards atty in fact
Velma E. Edwards

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph M. 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 30th day of May, 2008.

Laura Mitchell
Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of May, 2008, before me personally appeared Ralph Edwardsto 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 by virtue of Power of Attorney recorded in Instrument No. 20080204-0011230, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 30th day of May, 2008.

Laura Mitchell
Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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