File Box 24B

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Michael Edwards
2110 Ross Road
Cedar Hill, TN 37032

Davidson County DEEDWARR
Recvd: 09/25/08 08:58 3 pgs
Fees:18.00 Taxes:212.75
20080925-0097473

SEND TAX BILL:
NEW OWNERS
2110 Ross Rd
Cedar Hill TN 37032

MAP AND PARCEL:

MAP	70
GROUP	06-0
PARCEL	39.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 57,500.00.

Terrie Edwards
AFFIANT

Subscribed and sworn to before me this 22nd day of September, 2008.

A Waddell
NOTARY PUBLIC

My Commission Expires: 10/22/11

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator to the Estate of Jackie C. Edwards,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-1617, has this day bargained and sold, and does hereby transfers and conveys unto **Michael Edwards and wife, Terrie Edwards**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known 1122 W. Trinity Lane, Nashville, TN 37218 .

And now **Peggy D. Mathes, Administrator to the Estate of Jackie C. Edwards,**. for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of their interest unto the said **Michael Edwards and wife, Terrie Edwards**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 22nd day of September, 2008.

Estate of Jackie C. Edwards

By: Peggy D. Mathes, Adm.
Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Jackie C. Edwards,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-1617. the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 22nd day of September, 2008.

Ann B. Waddell
NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

File No.: 2008-216

EXHIBIT A

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being the westerly 85 feet of the northerly 250 feet of Lot No. 13 on the Map showing subdivision of J. S. Spurlock's Lands, not of record, described according to a survey made by Earl Drake, County Surveyor, 4/21/25, as follows:

Beginning in the center of West Trinity Lane at the corners of Lot Nos 12 and 13, being the northeast corner of the property conveyed to George Putnam and wife, from Fred B. Whisenhunt and wife, of record in Book 1449, page 451, RODC, TN; thence with the line between said two lots, southerly 250 feet; thence easterly 85 feet; thence northerly 250 feet to the center of West Trinity Lane; thence with said Lane, westerly 85 feet to the beginning.

INCLUDED BUT SPECIFICALLY EXCLUDED FROM THE ABOVE DESCRIBED PROPERTY is that certain right-of-way granted to The Metropolitan Government of Nashville and Davidson County of record Book 8493, page 527, and Book 8493, page 531, Register's Office for Davidson County, Tennessee, described as follows:

Being a right-of-way and easement in the first Civil District of Nashville, Davidson County, Tennessee, said right-of-way being located along the existing southerly right-of-way margin of Trinity Lane and being a part of the Jackie C. Edwards property as of record in quitclaim Deed Book 7620, page 484, R.O.D.C., TN, and being more particularly described as follows:

Right-of-way: Beginning at a point in the existing southern right-of-way margin of Trinity Lane, said point being the northwestern corner of the aforementioned Edwards property; thence, leaving said existing southern right-of-way with the northerly boundary of said Edwards property S 17 deg. 00' 00" E, 12.18 feet to a point; thence, leavings said northerly boundary with a new line S 73 deg. 19' 25" W, 85.00 feet to a point on the western property line of said Edwards property; thence, with said western property line N 17 deg. 00' 00" W, 9.55 feet, to a point on a curve to the right of the aforesaid existing southern right-of-way margin of Trinity Lane, the radius of which is 11434.16 feet, a central angle of 00 deg. 25' 33.9", and an arc length of 85.03 feet, more or less, to the point of beginning.

Being part of the same property conveyed to Frances Mai Silver (a/k/a Frances Beasley Silver) by deed from Rufus Silver, et ux, of record in Book 3433, page 407, Register's Office for Davidson County, Tennessee. Frances Mai Silver having since died said property was conveyed to John Chance Edwards, Jackie C. Edwards and Rocky Edwards by her will of record in Will Book 163, page 800, County Court Clerk's Office for Davidson County, Tennessee, Rule No. 91162. Further conveyed to Jackie Clay Edwards by Quitclaim Deed from John Chance Edwards, Jackie C. Edwards and Rocky Edwards on 7/31/88, of record in Book 7620, page 484, said Register's. Jackie C. Edwards having since died on August 31, 2007, and his estate having been entered into the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-1617. Pursuant to a court order, Peggy D. Mathes, appointed Administrator, was so ordered to sell the real property owned by the decedent.

Subject to taxes for 2008, prorated and assumed by Grantee(s) and subsequent years, which are a lien not yet payable Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record. Subject to the right of way of West Trinity Lane granted to The Metropolitan Government of Nashville and Davidson County of record Book 8493, page 527, and Book 8493, page 531, Register's Office for Davidson County, Tennessee
This property is being sold as is.