Davidson County DEEDWARR
Recvd: 10/31/08 15:00 2 pgs
Fees:13.00 Taxes:595.70
20081031-0108878

# WARRANTY DEED

RW-08-6045

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-10-2010

(AFFIX SEAL)

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Commerce Title and Escrow, LLC
1812 Broadway
Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP, PARCEL NUMBER |
|---|---|---|
| Alisa J. Whitley | SunTrust Mortgage, Inc. | |
| 6045 Port Anadarko Trail | (NAME) 901 Semmes Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Richmond, VA 23224 | 097-08-085.00 |
| (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 KENNETH M. EDWARDS, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALISA J. WHITLEY, A SINGLE PERSON, 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 No. 195 on the Plan of Lake Park, Section Thirteen, of record in Plat Book 4955, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth M. Edwards, Jr., a married person by deed from Charles E. Hedgepath and wife, Faye Marie Hedgepath of record in Book 9429, Page 953 on 07/29/1994 and filed for record on 08/05/1994, Register's Office for Davidson County.

LuAnn Edwards joins in this conveyance for the purpose of conveying any and all marital rights in and to said property.

This conveyance is subject to any and all existing easements and restrictions of record, including those listed in Plat Book 4955, Page 97 and Book 5187, Page 711, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 6045 Port Anadarko Trail, Hermitage, Tennessee 37076
(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 27th day of October, 2008.

Kenneth M. Edwards, Jr.

LuAnn Edwards

LuAnn Edwards

STATE OF Tennessee
COUNTY OF Davidson

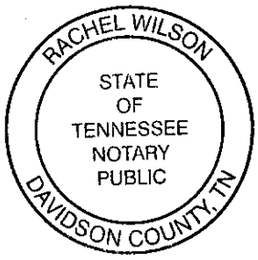
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth M. Edwards, Jr. and LuAnn Edwards, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of October, 2008.

Notary Public

My Commission Expires:

(SEAL) COMMISSION EXPIRES 01/03/2011




**RETURN TO:**
Commerce Title and Escrow, L
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530