BILL GARRETT, Davidson County
Trans:T20090044661 DEEDWARR
Recvd: 07/02/09 14:39 2 pgs
Fees:13.00 Taxes:432.53
20090702-0061987

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $116,900.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2009.

Notary Public

My commission expires: 5/22/2010

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/22/2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Marcel Oshee Cristina G. Oshee	US Bank N.A.	Map: 136-15-C
3416 Old Anderson Road	3180 Rider Trail S	Parcel: 2.00CO
Nashville, TN 37013	Earth City, MO 63045	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM P. EDWARDS, SR. AND WIFE, ORRIE B. EDWARDS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCEL OSHEE AND CRISTINA G. OSHEE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Unit No. 2 on the Condominium Plat of Camden Court Townhomes, of record in Instrument 200102050010878, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to William P. Edwards, Sr. and wife Orrie B. Edwards by deed from York Construction, LLC of record in Instrument 200208020092971, said Register's Office, dated July 30, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3416 Old Anderson Road, Nashville, TN 37013.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2009.

William P. Edwards, Sr. signed by William Pinkney Edwards, Jr., his attorney-in-fact

ATTORNEY-IN-FACT

Orrie B. Edwards signed by William Pinkney Edwards, Jr., her attorney-in-fact

ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2009, before me personally appeared William Pinkney Edwards, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William P. Edwards, Sr. and Orrie B. Edwards as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of William P. Edwards, Sr. and Orrie B. Edwards.

Notary Public

My Commission Expires: November 22, 2010

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY