290800236

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2009

Notary Public:

MY COMMISSION EXPIRES: 1/23/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
George Alan Edmondson	WR Starkey Mortgage, LLP, TN	Parcel ID:
2845 Lakeland Drive	512 Autumn Springs Court, #104D	09610017200
Nashville, TN 37214	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Margaret Elizabeth Thomason

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
George Alan Edmondson and wife, Hayley Edmondson
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 79, on the Plan of Twin Lawn, of record in Plat Book 2331, Page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert Allen Thomason and wife, Margaret Elizabeth Thomason by deed from Riverwood Homes, Inc., a Tennessee corporation, of record in Book 2480, Page 319, Register's Office for said County. The said Robert Allen Thomason now being deceased.

This conveyance is subject to Restrictions of record in Book 2338, Page 511, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 9, said Register's Office.

The signature of Margaret Elizabeth Thomason is signed by her duly appointed Attorney-in-Fact, Delores Wolfe, pursuant to the Power of Attorney of record in Instrument 20090828-0080823, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2845 Lakeland Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 21st day of August, 2009.

Margaret E. Thomason by Delores T. Wolfe
Margaret Elizabeth Thomason
By: Delores Wolfe, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 08/28/09 08:10 3 pgs
Fees:18.00 Taxes:444.00
20090828-0080824

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Delores Wolfe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Margaret Elizabeth Thomason as her Attorney in Fact as the free act and deed of the within named Margaret Elizabeth Thomason.

Witness my hand and official seal at Brentwood, Tennessee the 21st day of August, 2009.

My Commission Expires: 11/7/12

Notary Public



Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of Tennessee
County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.