BILL GARRETT, Davidson County
Trans:T20100035973 DEEDWARR
Recvd: 06/14/10 14:41 2 pgs
Fees:13.00 Taxes:325.60
20100614-0046089

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

Please Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of May, 2010, by and between Emma R Edwards, unmarried, party of the first part, and Mario Mumphery, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Enchanted Hills Subdivision, Section 1, of record in Book 3300, page 96, Register's Office for Davidson County, Tennessee. Said Lot No. 62 fronts 74.0 feet on the northerly margin of Hydesdale Lane and runs back between lines, the easterly line being 176.24 feet and the westerly line being 191.66 feet to a line in the rear measuring 96.58 feet thereon.

Being all or part of the same property conveyed to James T. Edwards and Emma R. Edwards, by virtue of that certain Warranty Deed dated March 3, 1964, at Book 3702, Page 181 in the Register's Office of Davidson County, Tennessee. James T Edwards and Emma R Edwards remained tenants by the entirety until the death of James T Edwards on or about August 6, 2008 leaving Emma R Edwards as the remaining tenant by the entirety.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Emma R. Edwards
Emma R Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Emma R Edwards, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of May, 2010.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Mario Mumphery

3923 Hydesdale Lane
Nashville, TN 37218

Tax Parcel No 06903009100

Property Address: 3923 Hydesdale Lane
Nashville, TN 37218

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $88,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of May, 2010.

Notary Public

My Commission Expires: 9/25/10

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.