Davidson County DEEDWARR
Recvd: 04/05/01 10:05 1pgs
Fees:11.00 Taxes:375.55

20010405-0033264

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2001.

Notary Public

My Commission Expires: July 14, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN (Affix Seal)

Preparer's File #-01C168

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David R. Elkins and Stephania L. Elkins	PHH Mortgage Services	108-04-34
921 Fitzpatrick Road	3000 Leadenhall Road	
Nashville, Tennessee 37214	Mount Laurel, NJ 08054	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WILLIAM R. HARMON AND PAULA E. HARMON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID R. ELKINS AND STEPHANIA L. ELKINS, 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. 69, on the Plan of Larchwood, Section Two, of record in Plat Book 5200, pages 57-59, and amended in Book 5200, pages 207 and 208, 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 William R. Harmon and wife, Paula E. Harmon by Deed from Robert L. Hendren and wife, Stephanie R. Warren Hendren of record in Book 11231, page 319, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **921 Fitzpatrick Road, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **30th** day of **March**, **2001**:

William R. Harmon

Paula E. Harmon

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 WILLIAM R. HARMON AND PAULA E. HARMON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of March, 2001.

Notary Public

My Commission Expires: July 14, 2002

NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN