WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 147,500.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 15 day of OCTOBER , 2003.

NOTARY PUBLIC
My Commission Expires: 7-27-04

Davidson County DEEDWARR
Recvd: 10/23/03 09:04 2pgs
Fees:13.00 Taxes:545.75

20031023-0156628

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#03090008

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
George F. Brandt, 3227Lakeshore Old Hickory, TN. 37138	New Owner	054-13-9 P/O 031.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by George F. Brandt , and other good and valuable consideration, the receipt of which is hereby acknowledged,

The, **Estate of Mazelle Helen Elkins**, **Jack D. Elkins, Executor**, the GRANTOR herein, has bargained and sold, and by these presents does transfer and convey unto:

George F. Brandt, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 1 on the Final Plat of The Ezra Elkins Property of record as instrument number 20031010-0150898, Register's Office for Davidson County, Tennessee, to which said Plat reference is here made for a more complete description.

Being PART of the same property conveyed to Ezra B. Elkins by Deed from David B. Irvine and wife, Hesta S. Irvine of record in Bok 1166, page 279, Register's Office for Davidson County, Tennessee. The said Ezra B. Elkins having since died, devising the subject property to his wife, Mazell Brown Elkins by his Last Will & Testament of record in Will Book 102, page 138, Probate Court for Davidson County, Tennessee. The said Mazelle Brown Elkins having since died, testate, naming her son, Jack D. Elkins as Executor of her Estate with full authority to transfer title to Real Property, by her Last Will & Testament of record in Will Book 223, page 20, Probate Court for Davidson County, Tennessee.

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. 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. 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.

The herein described property is subject to the following:
2003 Property taxes are to be prorated and assumed by the GRANTEES.
Lot Number 2 of the Final Plat of the Ezra Elkins Property shall have and enjoy a 25 foot easement across the Eastern Portion of Lot Number 1 as an easement for sewer line.

This is improved property known as: 3227 Lakeshore Drive-Lot No. 1, Old Hickory, TN. 37138.

Witness our hands this 15th day of OCTOBER, 2003.

Jack D. Elkins

Estate of Mazelle Helen Elkins
by: Jack D. Elkins, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis, IV a Notary Public in and for said County and State, the within named Jack D. Elkins, Executor of the Estate of Mazelle Helen Elkins the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 17th day of OCTOBER, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-04

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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WARRANTY DEED

From: *Estate of Mazelle Helen Elkins*
Jack D. Elkins, Executor

To: *George F. Brandt*

Property:
3227 Lakeshore Drive-Lot No. 1
Old Hickory, TN. 37138

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
wp901