WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 58,000.00.

Mark E. Hyl
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 27th day of October, 2003.

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 10/29/03 09:05 2pgs
Fees:13.00 Taxes:214.60

20031029-0159034

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#03090007

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Mark Hughes and wife, Julie Kay Hughes & Mark Oeser 2920 Crystal Spring Lane Hermitage, Tennessee 37138	New Owner	Part of : 54-13-0 / 31.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Mark Hughes and wife, Julie Kay Hughes and, Mark Oeser, and other good and valuable consideration, the receipt of which is hereby acknowledged,

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

Mark Hughes, and wife, **Julie Kay Hughes** and, **Mark Oeser**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Ezra Elkins Property of record in Instrument Number 20031010-0150898, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description of said lot.

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 Book 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, Mazelle Brown Elkins by his Last Will and Testament of record in Will Book 102, page 138, Probate Court for Davidson County, Tennessee. The said Mazelle Brown Elkins having since died, naming Jack D. Elkins, Executor, with full authority to transfer and convey title to Real Property, by her Last Will and 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.
There is Transferred with this conveyance a 25 foot easement for Sewer Line connection, and an easement for ingress and egress as shown on said Plat .

This is improved property known as: Lakeshore Drive, Lot #2 Ezra Elkins Property, Old Hickory, TN 37138.

Witness our hands this 17th day of October, 2003.

Jack D. Elkins

The Estate of Mazelle Hellen 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 Hellen 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

LARGE COUNTY, TEXAS NOTARY PUBLIC AT LARGE

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WARRANTY DEED

From: The Estate of Mazelle Hellen Elkins
by:
Jack D. Elkins, Executor

To: Mark Hughes
and wife,
Julie Kay Hughes
and,
Mark Oeser

Property:

Lakeshore Drive, Lot #2 Ezra Elkins Property
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) 248-4468

wp901