Realty Title
Box 484

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $213,000.00

Affiant

WILSON COUNTY TENN
NOTARY PUBLIC AT LARGE
ROBBIN TEAGUE

Subscribed and sworn to before me, this 31st day of October, 2003.

Notary Public
My commission expires: 11/27/06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brian E. Twibell	Wells Fargo Home Mortgage	097-16-0-A-047
5160 Bay Overlook Drive	5203 Maryland Way, St. 102	
Hermitage TN 37076	Brentwood, TN 37037	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James W. Elrod and wife, Jane A. Elrod, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian E. Twibell, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County Tennessee, being Lot No. 43 on the Plan of Phase Two, The Peninsula, of record in Plat Book 9700, Page 352, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James W. Elrod and wife, Jane A. Elrod by deed, dated April 30, 1997, from Frank Batson Homes, Inc of record in Book 10442, Page 403, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5160 Bay Overlook Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 11/03/03 10:27 2pgs
Fees:13.00 Taxes:788.10
20031103-0160694

WITNESS my hand this 31st day of October, 2003.

James W. Elrod

Jane A. Elrod

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James W. Elrod and Jane A. Elrod, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 31st day of October, 2003.

Notary Public

My Commission expires 11/27/06

