23-1036

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 11/04/03 14:38 2pgs
Fees:13.00 Taxes:943.50

20031104-0161833

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **October, 2003** by and between **Scott R. Gunselman and Betsy R. Gunselman** , herein after referred to as GRANTOR, and **Morris G. Elam and Kay G. Elam** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Hermitage,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on The Plan of The Peninsula, Phase Two, of record in Plat Book 9700, page 352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Scott R. Gunselman and wife, Betsy R. Gunselman by Warranty Deed from Clayton N. Coulter and wife Susan B. Coulter, dated May 24, 2001, of record in Instrument 20010529-0055251, Register's Office for Davidson County, Tennessee.

All matters appearing on the plan of The Peninsula of record in Plat Book 9700, Page 352, the Register's Office for said County.
Restrictions contained in instrument of record in Book 10333, page 219; Book 9654, page 693; Book 9754, page 35; Book 9977, page 359; Book 11258, page 85 and Book 10973, page 39, Register's Office for said County.
By-Laws of record in Book 11181, page 371 and Amendment to the By-Laws of record in Instrument 200008220083193, Register' s Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 5172 Bay Overlook Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Scott R. Gunselman
Signature of Seller

Betsy R. Gunselman
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Scott R. Gunselman and Betsy R. Gunselman** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **October, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Morris G. Elam and Kay G. Elam
313 Burgundy Hill Trail, Nashville, TN 37211

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400, Franklin, TN 37067

Map & Parcel 097-16-O-A-050.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$255,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **October, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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