Davidson County DEEDWARR
Recvd: 03/03/04 11:02 2pgs
Fees:13.00 Taxes:392.20

20040303-0024018

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/3/04
(AFFIX SEAL)

LAURA SHOW NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

G-VRE-04-0842

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matt Button | America's Wholesale Lender | |
| 842 Argyle Avenue | (NAME) 750 Old Hickory Blvd. #180 | 105-5-504 |
| (ADDRESS) Nashville, Tennessee 37203 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JACK D. ELLIOTT AND WIFE ERIN F. ELLIOTT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATT BUTTON, 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: unmarried

Being part of Lot No. 31 in Fairview Addition of record in Book 57, page 94, Register's Office for Davidson County, Tennessee, and the northwest corner of Morningvale Avenue shown on said plan which was changed by a degree in the Chancery Court of said county in the cause of R. W. Branch and wife vs Elmore Hill et al in Minute Book 78, page 416, of said Court.

Said part of Lot No. 31 and said part of said Avenue front 50.0 feet on the north side of Argyle Avenue, formerly Fairview Avenue, and run back between parallel lines along the westerly margin of an alley, 150.0 feet to an alley in the rear.

Being the same property conveyed to Jack D. Elliott and wife Erin F. Elliott by Warranty Deed dated 2-23-01 and filed for record on 2-28-01 in Instrument Number 20010228-0018694, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved ( X ) property, known as 842 Argyle Avenue, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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; 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(S), 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 27th day of February, 2004.

Jack D. Elliott

Erin F. Elliott

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Jack D. Elliott and wife Erin E. Elliott personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of February, 2004.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903