**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17867G

**MAP/GROUP/PARCEL:**
87-5-A/121

**NEW OWNER'S NAME AND ADDRESS:**
Johnny and Kaye Elgin
103 Stonewall Court
Hendersonville, TN 37075

**SEND TAX BILLS TO:**
New Owner

Davidson County DEEDWARR
Recvd: 04/07/04 14:56 2pgs
Fees:13.00 Taxes:416.25

20040407-0039795

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Gerald R. Randall and Suzanne K. Randall, husband and wife, hereinafter called Grantors, do hereby transfer and convey unto Johnny Elgin and Kay Elgin, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 149, on the Plan of Farmingham Woods, Phase III, a Planned Unit Development, as shown on plat of record in Plat Book 7900, page 554, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property commonly known as 4067 Farmingham Woods Drive, Hermitage, TN 37076.
>
> BEING the same property conveyed to Grantors herein by deed of record in Book 10847, Page 377, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Gerald R. Randall

Gerald R. Randall

Suzanne K. Randall

Suzanne K. Randall

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

PERSONALLY appeared before me, the undersigned authority, Gerald R. Randall and Suzanne K. Randall, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 31st day of March 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

The actual consideration or value whichever is greater for this transfer is $112,500.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of March 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006