WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/04 10:49 2pgs
Fees:13.00 Taxes:858.03

20040527-0062454

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2004.

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 29, 2005.

(AFFIX SEAL)

BY LINE BOND AND INS. CO. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel West	Suntrust Mortgage	9115-278
(NAME) 4909 Elkins Avenue	(NAME) 901 Semmes Avenue	
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charlynn E. Settllage and Luke P. Duecy, as tenants in common, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel West and Natalie Elliott, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a portion of Block "35" on the plan of Charlotte Park Company's first addition to Nashville as record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Charlynn E. Settlage and Luke P. Duecy, Joint Tenants with the right of survivorship by Warranty Deed from Holly Lamar of record in Instrument No. 20040310-0027523, Register's Office for Davidson County, Tennessee.

unimproved

This is improved x property, known as 4909 Elkins Ave., Nahville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and 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; 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 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.

Witness our hands this 17th day of May, 2004.

Charlynn E. Settllage
Charlynn E Settlage by Christie Wilson atty in fact
By: Christie Wilson, Attorney-In-Fact

Luke P. Duecy
Luke P Duecy by Christie Wilson, atty in fact
By: Christie Wilson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Christie Wilson, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Charlynn E. Settlage as Attorney-In-Fact, as the free act and deed of the within named Charlynn E. Settlage.

Witness my hand and official seal at Nashville, Tennessee this 17th day of May, 2004.

My Commission Expires: 5/29/05

Notary Public I. Dyke Tatum

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Christie Wilson, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Luke P. Duecy as Attorney-In-Fact, as the free act and deed of the within named Luke P. Duecy.

Witness my hand and official seal at Nashville, Tennessee this 17th day of May, 2004.

My Commission Expires: 5/29/05

Notary Public I. Dyke Tatum

I. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN