WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Davidson County DEEDWARR
Recvd: 07/08/04 10:15 2 pgs
Fees:13.00 Taxes:523.55
20040708-0081148

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$141,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF JUNE, 2004.**

Notary Public

MY COMMISSION EXPIRES: **September 17, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Miller	**America's Wholesale Lender**	**136-6-41.00**
(NAME)	(NAME)	
3537 Colony Point West	**P.O. Box 10213**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Van Nuys, CA 91410-0213**	
(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, **David P. Elam and wife Jeanne M. Elam**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Miller and wife, Karen W. Miller**, 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:

Land in **Davidson** County, Tennessee, being Lot No. **244** on the Plan of **Priest Lake Park**, Section Five of record in Plat Book **4460**, Page **174 thru 176**, Register's Office for said County.

Said lot fronts 47.34 feet on the northeast margin of Colony Point West and extends back 118.37 feet on the southwest line and 148.40 feet on the northeast line to a broken rear line which measures 110.97 feet and 104.00 feet thereon.

Being the same property conveyed to **David P. Elam and wife Jeanne M. Elam** by deed of record in Book 7125, Page 373, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3537 Colony Point West, Nashville, TN 37217**

(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 my/our hand(s) this 25th day of June, 2004.

David P. Elam

Jeanne M. Elam By: David P. Elam, ATTY-IN-FACT

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named David P. Elam ~~& Jeanne M. Elam~~ he the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 25th day of June, 2004.

Commission expires: ~~09/17/2007~~ 1-25-2006

Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

This instrument is executed on behalf of Jeanne M. Elam by David P. Elam as Attorney-in-Fact pursuant to recorded Power of Attorney of record in Instrument _____, Book _____, Page _____, in the Register's Office for Daivd County, Tennessee.

State

State of Tennessee County of Davidson

On this 25th day of June, 2004 before me personally appeared David P. Elam, the person who executed the foregoing instrument on behalf of Jeanne M. Elam, and acknowledged that she executed the same as the free act and deed of the said David P. Elam, granted him, by the said Jeanne M. Elam.

Commission expires: 1/25/2006

notary public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.