Davidson County DEEDWARR
Recvd: 07/16/04 14:19 2pgs
Fees:13.00 Taxes:1354.20
20040716-0085340

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,000.00

Jennifer McDowell
Affiant

KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of July, 2004.

Kathryn B. McClellan
Notary Public

My Commission Expires: My Commission Expires NOV. 13, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Megan K. Strother
3910 Cambridge Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
103-8, parcel 176

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Julie-Karel Elkin, a married woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Megan K. Strother, an unmarried woman** hereinafter referred to as 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 the southerly part of Lot 368 on the Map of Richland Realty Company's Division "C" as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 60 feet on the northerly side of Cambridge Avenue and runs back with the westerly margin of an alley 252.7 fet to a dead line and measures 53 feet more or less thereon.

Being the same property conveyed to Julie Karel Elkin, unmarried by warranty deed from Tyler Price Taylor, unmarried of record in Book 11021, page 516, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3910 Cambridge Avenue, Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 15th day of July, 2004.

Julie-Karel Elkin

Michael S Wadkins By

Michael S. Wadkins

atty in fact.

Michael S. Wadkins joins in this transaction to convey any and all interest he may have in said property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie-Karel Elkin , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires 11/02/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julie-Karel Elkin, with whom I am personally acquainted, and who acknowledged that she is the attorney-in-fact of Michael S. Wadkins, and is authorized by Michael S. Wadkins to execute this instrument on behalf of Michael S. Wadkins.

Witness my hand, this 15th day of July, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires 11/02/05