03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $116,500.00

Dan E. Elkins
Affiant

Subscribed and sworn to before me, this 8th day of July, 2004.

Diane K. Mc
Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 07/16/04 15:26 2pgs
Fees:13.00 Taxes:431.05

20040716-0085462

03-0407-32076

Address of New Owner:	Send Tax Bills to:	Tax Information
Dan Elkins 1209 Shelby Avenue Nashville TN 37206	New Owner 211 Burnt Leaf Lane Brentwood, TN 37027	83-13-0-208

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald Heacock, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dan Elkins, and wife, Meryll Elkins, hereinafter called the Grantees, their successors 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. 189 on the Plan of East Edgefield Addition to Nashville, of record in Book 21, Page 147, Register's Office for said County, described as follows, to wit:

Said Lot No. 189 fronts 50' on the northerly side of Shelby Ave. and extends back between parallel lines 170 ' to a 15' alley and measuring 50' thereon.

Being the same property conveyed to Ronald Heacock by deed from Lawrence J. Sacks as Executor for the Estate of James W. Pickle, deceased, and Lawrence J. Sacks as Trustee of the James Walter Pickle Charitable Foundation with full power, of record in Instrument No. 20031125-0171516, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the residence of the grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1209 Shelby Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of July, 2004.

Ronald Heacock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald Heacock, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 8th day of July, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05