# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-27-04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to: #1314

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Esther J. Alcorn | Bank of America | 128-10-111 |
| (NAME) | (NAME) | |
| 211 Sawyer Brown Court | P.O. Box 9000 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Getzville, NY 14068 | |
| (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, Kenneth N. Litton and wife, Karen E. Litton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esther J. Alcorn, unmarried, 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. 209 on the Plan of Stacy Square, Section 3 of record in Plat Book 4175, Page 154, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth N. Litton and wife, Karen E. Litton, by Warranty Deed dated August 22, 2003, from Teresa Gorham a/k/a Teresa L. Gorham of record in Instrument No. 20030828-0124773, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 211 Sawyer Brown Court, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 09/09/04 13:35 2pgs
Fees:13.00 Taxes:501.35

20040909-0109191

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 31st day of August, 2004.

Kenneth N. Litton

Karen E. Litton

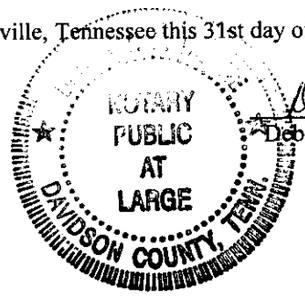
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth N. Litton and Karen E. Litton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2004.

Commission expires: November 27, 2004




Deborah K. Devine Notary Public