This Instrument Prepared by and ~~Return to:~~
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $185,500.00.

Heather J. Anderson
Affiant

Subscribed and sworn before me this the 27th of August, 2004.

Rachael A. Alexander
Notary Public
My commission expires:

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Commission Expires 04/21/2006

Davidson County DEEDWARR
Recvd: 09/13/04 15:56 2pgs
Fees:13.00 Taxes:686.35

20040913-0110496

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Julia Elliston 4924 Salem Drive Nashville, TN 37211	NEW OWNER	147-5 171.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Karen Hayes, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Julia Elliston, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Section I, Caldwell Country Estates, as recorded in Book 2663, page 68, Register's Office for said County.

Said Lot fronts 80 feet on the easterly side of Salem Drive, and runs back between parallel lines 228.4 feet to a dead line.

Being the same property conveyed to Karen Hayes, unmarried, by Deed of record in Book 9784, page 947, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 4924 Salem Drive, Nashville, TN 37211.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 27th of August, 2004.

Karen Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen Hayes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th of August, 2004.

My commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

RETURN TO: 1659
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214