B0464

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/04 10:27 2pgs
Fees:13.00 Taxes:313.98

20041104-0133010

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $84,860.00

Affiant

Subscribed and sworn to before me this 29 day of October, 2004

Notary Public
My Commission expires: (Affix Seal)
My Commission Expires JULY 21, 2007

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Elaine S. Elam	Homecomings Financial Network, Inc.	081-10-0-389.00
1705 23rd Avenue North	2101 Rexford, Suite 168W	
Nashville, TN 37208	Charlotte, NC 28211	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Duck River Homes, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Elaine S. Elam**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Tyler's Three Lot Subdivision, Osage Street & 23rd Avenue North, of record in Plat Book 8250, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CODA Development, LLC by deed from Robert J. Finney and wife, Marleen Finney and Harold D. Plemons and wife, Carol S. Plemons on October 31, 2002 of record in Instrument Number 20021115-0141665, Register's Office for Davidson County, Tennessee. And further conveyed to Duck River Homes, LLC, by Quitclaim Deed from CODA Development , LLC, on January 8, 2003, of record in Instrument Number 20030121-0007997, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 8250, page 75, Register's Office Davidson County, Tennessee.

This is improved property known as: **1705 23rd Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 29, 2004.

Duck River Homes, LLC

By

STATE OF TENNESSEE

COUNTY OF Williamson

On this 29th day of October, 2007, before me, appeared Lynn Ellsworth to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Mgr of Duck River Homes, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said members acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 21, 2007