THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
U.S. Bank, N.A.
4801 Frederica Street
Owensboro, KY 42301

MAP PARCEL NUMBERS: 142-15-21.00

Davidson County DEEDWARR
Recvd: 12/06/04 11:04 2pgs
Fees:13.00 Taxes:518.00
20041206-0144732

WARRANTY DEED

THIS INDENTURE, made and entered into this **30th** day of **November, 2004**, by and between **James B. Elder**, party of the first part, and **Aaron Lawyer**, party of the second part,

WITNESSETH: That for and in consideration of **$140,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 102 o nthe Plan of Harpeth Valley Park, Section I, as of record in Plat Book 3600, pages 93 and 94, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James B. Elder, unmarried by Warranty Deed from Marjorie L. Cox Hopkins, dated July 25, 1986, filed for record on July 28, 1986, in Book 6932, page 866, Register's Office for Davidson County, Tennessee.

This improved property is known as: 612 Harpeth Road., Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); (all particular exceptions from commitment go here regarding plat of record, restrictions, easements, right of ways, charter, by laws, master deed, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

James B. Elder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James B. Elder** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **30th** day of **November, 2004.**

My commission expires 9/30/06

Notary Public

DAVIDSON COUNTY, TN
AT LARGE
NOTARY PUBLIC
DEENA L. O'BRIEN
MY COMM. EXP. 9/30/06

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$140,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **30th** day of **November, 2004**.

9/30/04

PROPERTY ADDRESS:
612 Harpeth Bend
Nashville, TN 37221

Name and Address of New Owner:
Aaron Lawyer
612 Harpeth Bend
Nashville, TN 37221

DAVIDSON COUNTY, TN
AT LARGE
NOTARY PUBLIC
DEENA L. O'BRIEN
MY COMM. EXP. 9/30/06