Davidson County DEEDWARR
Recvd: 12/08/04 09:23 2pgs
Fees:13.00 Taxes:279.92
20041208-0146136

WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7[illegible]

NOTARY PUBLIC AT LARGE

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$75,654.00**.

Gregory Traughber
Affiant

Subscribed and sworn to before me, this the 24th day of November, 2004.

Notary Public

My commission expires: 5/20/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gregory Traughber	**SAME**	**043-08-008.00**
100 Shelby Street	**6021 244th Street SW**	
Old Hickory, TN 37138	**Mountlake Terrace WA 98043**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Daniel A McElhiney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory Traughber

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 the 4th Civil District of Davidson County, Tennessee, being Tract No. 7 on the unrecorded Plan of H A Youngblood's Subdivision, described according to a copy of a Map made by Cantrell & Morrison, dated May 1954, as follows: Beginning at a point on the northwesterly margin of Shelby Street, at the common corner of lots 4 and 7; thence with line of Lots 4, 5, 6, N. 47 deg 47 min West 167.5 feet to a point; thence S 43 deg 01 min West 54.1 feet to the corner of Lot 8; thence with the line between Lots 7 and 8, South 44 deg 17 min East 164.8 feet to the northwesterly margin of Shelby Street; thence with the margin of same North 45 deg 43 min East 64.1 feet to the beginning.

Being the same property conveyed to Daniel A McElhiney and wife, Sara J McElhiney, by Deed from Sara Jane McElhiney (now Sara Jane Boyd) and husband Charles Boyd, dated 03/19/1998, of record in Book 10871, page 908, Register's Office for Davidson County, TN.

This is improved property, known as **100 Shelby Street, Old Hickory, TN 37138**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this **24th** day of **November, 2004.**

Daniel A McElhiney

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Janet E. McElhiney and* **Daniel A McElhiney,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **November, 2004.**

Notary Public

My Commission Expires: 5/20/06

NOTARY PUBLIC AT LARGE