LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$970,000.00.** Affiant Subscribed and sworn to before me, this the 22nd day of December, 2004. Notary Public My commission expires: 10-3-06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert S. Elam	**Bank of America, NA**	**MAP 104-07-495.00**
2125 Blakemore Avenue	**9000 Southside Blvd.**	Davidson County DEEDWARR Recvd: 01/05/05 10:27 2 pgs Fees:13.00 Taxes:3589.00
Nashville, TN 37212	**Jacksonville, FL 32256**	20050105-0001742

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,

Roy Elam, Jr.

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

Robert S. Elam , 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, TN, being Lot No. 1 on the Plan of a Resubdivision of Lots 22, 23 and part of Lot 21 on the Plat of Edward C. Scruggs Subdivision, of record in Book 4715, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 130 feet on the southerly margin of Blakemore Avneue and extends back 140.77 feet on the easterly line and 141.75 feet on the westerly line, to a line on the rear on which it measures.

Being the same property conveyed to William H. Knox, Trustee, a 95% undivided interest as tenant in common and Roy O. Elam, Jr. a 5% undivided interest as tenant in common by deed from National Building Corporation, Jack C. Massey and Thomco F. Frist of record in Book 4874, Page 883, said Register's Office. This said William H. Knox, Trustee having quitclaimed to ~~Troy O.~~ Roy O. Elam, Jr. of record in Book 5814, Page 856, said Register's Office.
Roy O. Elam, Jr and Roy Elam, Jr are one and the same person.
This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

THE SUBJECT PROPERTY WAS NEVER THE PRIMARY RESIDENCE OF THE HEREIN NAMED GRANTOR OR HIS SPOUSE.

This is improved (__X__) Unimproved (____) property, known as **2125 Blakemore Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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~~ 22nd day ~~of~~ December, 2004.

Roy Elam, Jr.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Roy Elam, Jr.** , the bargainor(s) 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, at office, this **22nd** day of **December, 2004.**

Notary Public

My Commission Expires: 10-3-06

