WARRANTY DEED

Return to
First National Financial Title
25 Century Blvd., Ste. 205
Nashville, TN. 37214
413885

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2005

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rex Allen England	America's Wholesale Lender	Map 84
3235 McGavock Pike	750 Old Hickory Blvd., Ste. 180	Group 8
Nashville, TN 37214	Brentwood, TN 37027	Parcel 12

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Gary Donald Ellis, unmarried and James William Elliott, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rex Allen England and wife, Hope England
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:

BEING Lot No. 8, on the Plan of Section One, Sunny Acres, of record in Plat Book 2663, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Gary Donald Ellis and James William Elliott, both unmarried as tenants in common with right of survivorship, by deed from Anna J. Tabor, a widow, of record in Book 8399, Page 248, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2691, Page 523, and Book 2701, Page 577, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 25, said Register's Office; (3) Sanitary Sewer Easement of record in Book 5002, Page 262, said Register's Office.

Power of Attorney of record in Instrument 20050202-0012158, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3235 McGavock Pike, Nashville, TN 37214

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 and assigns forever; and we do covenant with 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 is 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 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 our hands this 28th day of January, 2005.

Davidson County DEEDWARR
Recvd: 02/02/05 10:27 2 pgs
Fees:13.00 Taxes:580.90
20050202-0012159

Gary Donald Ellis

James William Elliott by: Gary Donald Ellis, ATTY-IN-FACT
James William Elliott
By: Gary Donald Ellis, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Donald Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of January, 2005.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Gary Donald Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of James William Elliott as his Attorney in Fact as the free act and deed of the within named James William Elliott.

Witness my hand and official seal at Nashville, Tennessee the 28th day of January, 2005.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.