Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $105,900.00

Johnnie A Elliott, Trustee
Affiant

Subscribed and sworn to before me, this 10th day of May, 2005.

Kristen M. Traini
Notary Public
My commission expires: 9/27/2008

05-0504-62159

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Colleen Hinds	Franklin American Mortgage	84-01-0-094
844 Rose Park Drive	501 Corporate Centre Drive, Ste 400	
Nashville TN 37206	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Johnnie A. Elliott, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Colleen A. Hinds, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 62 on the plan of Rose Estates, Section 1, of record in Plat Book 3600, Page 37, said Register's Office to which plan reference is hereby made for a more complete description.
>
> Being the same proeprty conveyed to Verner W. Elliott, Jr. and wife, Johnnie A. Elliott by deed from Wade G. Drennan and wife, Sara M. Drennan, dated 11/1/74, recorded 11/6/74, of record in Book 4865, Page 939, said Register's Office. Verner W. Elliott, Jr. having since died. Being further conveyed to The Johnnie A. Elliott Living Trust by deed from Johnnie A. Elliott, dated 6/26/91, of record in Book 8385, Page 584, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 844 Rose Park Drive, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 05/13/05 10:18 2 pgs
Fees:13.00 Taxes:391.83
20050513-0054165

WITNESS my hand this 6th day of May, 2005.

The Johnnie A. Elliott Living Trust

By: Johnnie A. Elliott Trustee
Johnnie A. Elliott, Trustee

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 Johnnie A. Elliott, Trustee of The Johnnie A. Elliott Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at MADISON, Tennessee, this 6th day of May, 2005.

Notary Public at Large

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My commission expires 9/27/2008