REALTY TITLE IS BOX 48A

Davidson County DEEDWARR
Recvd: 06/24/05 10:03 2 pgs
Fees:13.00 Taxes:408.85

20050624-0072773

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

ROBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $110,500.00

Maria S Young
Affiant

Subscribed and sworn to before me, this 22 day of June, 2005.

R. R. Teasley
Notary Public
My commission expires: 11-27-2006

15-0506-150336

Address of New Owner:	Send Tax Bills to:	Tax Information
Patricia Kersey	Ownit Mortgage Solutions, Inc.	96-16-0-A
402 Lakebrink Way	P.O. Box 4354	080
Nashville TN 37214	Houston, TX 77210-4354	

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, **Anita M. Elftmann, a single woman, now Adams, married**, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Patricia Kersey, 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 Unit No. 79 on the Plan of First Revision Larchwood, Phase One, Section Three, of record in Book 6200, Page 607, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Anita M. Elftmann, a single woman by deed from Carol Williams Hudgins and husband, Jeffrey M. Hudgins, and Jack D. Pylant, dated 05-27-99, of record in Book 11515, Page 701, Register's Office for Davidson County, Tennessee.

Anita M. Elftmann having since married.

Bobby G. Adams, husband of Anita M. Adams joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

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 402 Lakebrink Way, 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, 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.

WITNESS my hand this 22 day of June, 2005.

Anita M. Elftmann Adams

Bobby G. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anita M. Elftmann Adams and Bobby G. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 22 day of June, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

