Davidson County DEEDWARR
Recvd: 07/06/05 15:45 2 pgs
Fees:13.00 Taxes:610.50

20050706-0077721

WARRANTY DEED

R-SAMPLE-05-4136

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Lenora Elliott
Affiant

Subscribed and sworn to before me, this 24th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lenora Elliott	Option One Mortgage	
4136 Pine Orchard Place (ADDRESS)	1600 Parkwood Circle SE, Suite 615 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	164-10-A-25 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT DENTON AND WIFE, DONNA J. DENTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LENORA ELLIOTT AND CELESTER ELLIOTT, wife & Husband, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: Land in Davidson County, Tennessee, being Lot 25, VILLAGE ONE SUMMERFIELD, as shown on plat of record in Instrument No. 20000211-0014170, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Denton and wife, Donna J. Denton by Warranty Deed from K B R G of Nashville, LLC, recorded the 8th day of July, 2002 in Instrument No. 20020708-0081762, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4136 Pine Orchard Place, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 June, 2005.

Robert Denton by David Denton Attorney in fact

Robert Denton

Donna J. Denton by David Denton Attorney in fact

Donna J. Denton

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Benton, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Robert Denton and Donna J. Denton and acknowledged that he/she executed the same as the free act and deed of the said Robert Denton and Donna J. Denton.

Witness my hand and official seal at
Davidson
on this the 24th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 4-25-06

PATRICK MOORE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903