Davidson County DEEDWARR
Recvd: 07/07/05 08:57 2 pgs
Fees:13.00 Taxes:629.00

20050707-0077936

WARRANTY DEED

B-CD-05-2006

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-9-06

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON 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: (NAME)	MAP/PARCEL NUMBERS
Dan Elkins	New Owner	
2006 Eastland Avenue	211 Burnt Leaf Lane	83-6-386
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JOSHUA A. HALL AND TONYA HALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAN ELKINS, married, 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 NO. 1 AND THE EASTERLY 10 FEET OF LOT NO. 2 OF THE MAP OF MCEWEN PLACE, AS OF RECORD IN BOOK 332, PAGE 133, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF SAID LOT ADJOIN AND FRONT TOGETHER 40 FEET ON THE SOUTHERLY SIDE OF EASTLAND AVENUE AND RUN BACK BETWEEN LINES 136 FEET ON THE EASTERLY LINE ALONG THE WESTERLY MARGIN OF NORTH 24TH STREET, AND 136.3 FEET, MORE OR LESS, ON THE WESTERLY LINE, TO AN ALLEY ON WHICH THEY MEASURE 40 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA A. HALL AND TONYA HALL, MARRIED, BY QUITCLAIM DEED FROM JOSHUA A. HALL, A MARRIED MAN, RECORDED OCTOBER 7, 2002 IN INSTRUMENT NO. 20021007-0121839, REGISTER'S OFFICE FOR 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 2006 Eastland Avenue, Nashville, Tennessee 37206
(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 27th day of June, 2005.

Joshua A. Hall

Tonya Hall

STATE OF Tennessee
COUNTY OF Davidson

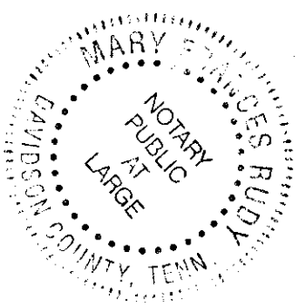
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua A. Hall and Tonya Hall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the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

Witness my hand and official seal, this the 27th day of June, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903