Davidson County DEEDWARR
Recvd: 07/26/05 14:52 2 pgs
Fees:13.00 Taxes:333.00

20050726-0087006

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

CONNIE L. TIMBS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires 3-6-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $90,000.00.

Melissa D. Rogers
Affiant

Subscribed and sworn before me this the 20th day of July, 2005.

Connie L. Timbs
Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joel McAnulty 1019 Horseshoe Dr Nashville, TN 37216	~~New Owner~~ GMAC Mortgage Corp. 6 Cadilac Drive, Ste. 150 Brentwood, TN 37027	61-10-191

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jessie Verginia Elliott, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joel McAnulty and Serai McAnulty, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 51 on the Map of Locust Grovew Estates of record in Book 1424, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Willis O. Elliott and wife, Jessie Verginia Elliott by deed from Lewis A. Summers and wife, Wilma L. Summers of record in Book 8178, page 841, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

The said Willis O. Elliott having since died.

THIS IS IMPROVED PROPERTY KNOWN AS 1019 Horseshoe Dr, Nashville, TN 37216.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 20th day of July, 2005.

Jessie Verginia Elliott
Jessie Verginia Elliott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessie Verginia Elliott, 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 and official seal this 20th day of July, 2005.

My commission expires: 11-25-07

Darlene Short
Notary Public



STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public