SEND TAX STATEMENTS TO
NAME AND ADDRESS OF NEW OWNERS:

Mr. James Michael Elkins
3124 Murfreesboro Rd.
Antioch TN 37013

THIS INSTRUMENT WAS PREPARED
FROM INFORMATION FURNISHED BY
THE PARTIES HEREIN FOR WHICH
THE PREPARER ASSUMES NO
RESPONSIBILITY
PREPARED BY:
J. BARRETT MELTON, JR.
ATTORNEY AT LAW
P.O. BOX 446
WOODBURY, TN 37190

MAP: 164-00-0
GROUP:
PARCEL: 042.00

Davidson County DEEDWARR
Recvd: 08/04/05 09:30 3 pgs
Fees:17.00 Taxes:0.00
20050804-0091578

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, and for the sole purpose of partitioning or making division of the properties devised unto the parties herein by their mother, **MAYE ELKINS SHIRLEY**, who died testate in Davidson County, Tennessee on February 22, 1998, and whose Will was duly probated and recorded in the Clerk's Office of the Probate Court for said County in case bearing Docket No. 98P-363, I, the undersigned, **JERRY EDWARD ELKINS,** have this day bargained and sold and do hereby transfer and convey unto, **JAMES MICHAEL ELKINS and wife, DEBORAH JEAN ELKINS,** their heirs and assigns, all my right, title and interest in and to a certain tract or parcel of realty situated in Davidson County, Tennessee, and being described as follows, to-wit:

A tract of land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, being parts of lots No. 5 and 6 in the subdivision of the land of Thomas J. Miller, deceased, as partitioned among his heirs-at-law, of record in Book 115, Page 324, Register's Office for said County, being lot No. 1 on the plan of the Pope Farm, not of record, described according to a survey made by Geo. W. Watkins, Surveyor, February 28, 1951, as follows:

BEGINNING in the center of the Murfreesboro Pike at the corner of lots Nos. 5 and 6 in the subdivision of the said Thomas J. Miller lands; thence north 37° 45′ east 731 feet; thence north 34° 40′ east 844 feet to the corner of lots Nos. 1 and 7 on said survey; thence with the southerly line of lots Nos. 7, 6 and 5, north 85° 45′ west 629 feet to the corner of lots Nos. 1 and 2 on said survey; thence with the line between said two lots, south 31° 15′ west 1145 feet to the center of the Murfreesboro Pike; thence with the center of same, south 46° east 445.5 feet to the beginning, containing 15.48 acres, more or less. Description of the property was copied from prior deed.

BEING the same or identical realty conveyed to Edward P. Elkins and wife, Willie Maye Elkins (Shirley), both deceased by Warranty Deed from S. B. Davison and wife, Catherine Davison dated March 6, 1959 and recorded in Deed Book 2879, Page 605, Register's Office, Davidson County, Tennessee. Edward P. Elkins predeceased Willie May Elkins(Shirley) in death.

For Reference: Will Filed In Probate Docket 98P363

THIS property is conveyed subject to an easement granted Tennessee Power Company of record in Book 437, Page 20, said Register's Office.

THIS property is further subject to any and all lawful easements, set-back lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

MARY E. ELKINS enters into the execution of this instrument for the purpose of conveying any and all interest she may have in said realty by virtue of her marriage to the said JERRY ELKINS or otherwise.

JAMES MICHAEL ELKINS enters into the execution of this instrument for the purpose of and does hereby transfer and convey unto his wife, DEBORAH JEAN ELKINS such interest as is necessary to create an estate by the entireties in himself and his wife in the whole of the above-described premises.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 1999 will be paid by the grantee.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 1999 real property taxes, which taxes will be paid by the grantees.

We do further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this the 8th day of October, 1999.

JAMES MICHAEL ELKINS

JERRY EDWARD ELKINS

MARY E. ELKINS

STATE OF TENNESSEE)
: ss.
COUNTY OF CANNON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **JERRY EDWARD ELKINS and wife, MARY E. ELKINS and JAMES MICHAEL ELKINS,** the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Woodbury, Tennessee, this the 8th day of October, 1999.

NOTARY PUBLIC
My Commission Expires: [illegible] 2000

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 4th day of August, 1999~~2~~005

REGISTER