Davidson County DEEDWARR
Recvd: 08/22/05 14:22 2 pgs
Fees:13.00 Taxes:530.95

20050822-0099880

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 143,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29th DAY OF JULY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00915CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James Russell Long	New Owner	MAP:132-16
627 Elysian Fields		Parcel:60.00
Nashville, TN 37211	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AZORA HEMMINGER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMES RUSSELL LONG, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 627 Elysian Fields, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 29th day of July, 2005.

Azora Hemminger
Azora Hemminger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of July, 2005.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF ELAINE DRIVE, AT THE CORNER OF LOTS 617 AND 618; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 129.4 FEET TO A POINT; THENCE NORTHWARDLY 127.25 FEET TO A POINT IN THE SOUTHERLY MARGIN OF ELYSIAN FIELDS ROAD; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 101.41 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, SOUTHEASTERLY 39.27 FEET TO A POINT IN THE WESTERLY MARGIN OF ELAINE DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHWARDLY 90.1 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO AZORA HEMMINGER BY WARRANTY DEED FROM ROY S. JONES, A MARRIED PERSON AND WIFE, CYNTHIA L. JONES, RECORDED ON THE 26TH DAY OF FEBRUARY, 1996 IN DEED BOOK 9957, PAGE 274, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.