25-1382

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/02/05 10:55 2 pgs
Fees:13.00 Taxes:532.80
20050902-0105625

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **August, 2005** by and between **Shelly Beth McElhaney, F/N/A Shelly B. MacDonald, and Robert S. McElhaney, her husband** , herein after referred to as GRANTOR, and **Raymond Edward Tarkington, Jr., married** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot 116, Section One Revised, Caldwell Hall, as recorded in Plat Book 2900, pages 57-59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Special Exceptions:

1) All matters appearing on the Plan of Section One Revised, Caldwell Hall, as recorded in Plat Book 2900, pages 57-59, Register's Office for Davidson County, Tennessee.

2) Restrictions of record in Book 2929, page 117 as amended in Book 2997, page 93, Register's Office for Davidson County, Tennessee.

3) Any restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shelly B. MacDonald by Warranty Deed from W. Bryan Sweeney, a married person, of record in Book 11048, page 958, dated July 30, 1998, recorded August 4, 1998, Register's Office for Davidson County, Tennessee.
Shelly B. MacDonald is now known as Shelly B. McElhaney.
Robert S. McElhaney executes this deed to convey any marital interests he may have in the property.

This is improved/unimproved property known as: 210 Wauford Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Shelly Beth McElhaney
Shelly Beth McElhaney
Signature of Seller

RSMc
Robert S. McElhaney
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Shelly Beth McElhaney, F/N/A Shelly B. MacDonald, and Robert S. McElhaney, her husband** , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **29th** day of **August, 2005.**

Notary Public

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: JUNE 16, 2007

My Commission Expires: 6-16-07

Name and Address of Property Owner:
Raymond Edward Tarkington, Jr.
6311 Hillsboro Pike, Nashville, TN 37215

Send Tax Statements to:
Same
,

Map & Parcel 147.06-027.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$144,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **August, 2005.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
25-1-382