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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24731-09-2005** **Record & Return To:** **Wilkins & Ivey, Attorneys** **104 Woodmont Boulevard, Suite 100** **Nashville, TN 37205**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $825,000.00. Affiant Subscribed and sworn to before me this 3rd day of October, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jeffrey D, Willers Elisabeth D. Willers 433 Lynnwood Blvd. Nashville, TN 37205	Pinnacle National Bank 211 Commerce Street Suite 300 Nashville, TN 37201	Map No.116.15-0 Parcel No. 055.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Colin M. Elliot and wife, Gloria L. Elliot**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey D. Willers and wife, Elisabeth D. Willers** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 433 Lynnwood Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of October, 2005.

Colin M. Elliot

Gloria L. Elliot

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Colin M. Elliot and Gloria L. Elliot**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/06/05 13:33 2 pgs
Fees:13.00 Taxes:3052.50

20051006-0120745

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 77-B of Block 7 on the Map of Royal Oaks Land Company Subdivision, as of record in Plat Book 421, pages 102 and 103, and on the Resubdivision of Parts of Royal Oaks Land Company Subdivision, of record in Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, and being the north part of Lot No. 110 on the Map of Royal Oaks Land Company Subdivision of record in Plat Book 421, pages 102 and 103, and on the Resubdivision of Parts of Royal Oaks Land Company Subdivision, of record in Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 77-B and part of Lot No. 110 adjoin and front together 125 feet on the west side of Lynwood Boulevard and run back between lines 303 feet 6 inches, more or less, to a dead line on which it measures 110 feet.

Being the same property conveyed to Colin M. Elliot and wife, Gloria L. Elliot by deed dated June 26, 1996 from W. David Tucker and wife, Sally Atkinson Tucker of record in Book 10103, page 583, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5787, page 180, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.