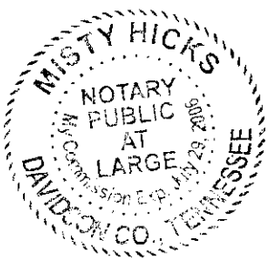
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.

Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John VanMater	John VanMater	
1199 Willis (NAME) Branch Road ~~764 A Madison Blvd.~~	1199 Willis Branch (NAME) Road ~~764 A Madison Blvd.~~	52-01-333
Goodlettsville, TN (ADDRESS) 37072 ~~Madison, TN 37115~~	Goodlettsville, TN (ADDRESS) 37072 ~~Madison, TN 37115~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20052961

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Gladys M. Elam**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **John VanMater and wife, Lisa VanMater**, hereinafter called the GRANTEES, **their** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Lot No. 38, Block B on the Plan of Resubdivision of Power and Roth's Subdivision of Madison Park which is of record on Book 843, page 75, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 38 front 53 feet 6 inches on the westerly side of Madison Boulevard and extends back 129 feet on the northerly line and 108 feet 6 inches on the southerly line to a line in the rear on which it measures 50 feet.

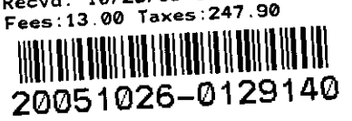
Property commonly known as: 764-A Madison Blvd, Madison, Davidson County, Tennessee.

BEING all of the same property conveyed to Gladys M. Elam by Warranty Deed from Douglas W. Croslin and wife, Donna E. Croslin, dated April 5, 1989, and filed of record in Book 7811, Page 538, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from Delmar L. Elam to Glayds H. Elam, dated August 25, 1989, and filed of record in Book 7930, page 196, Register's Office for Davidson County, Tennessee.

Glen Burns appointed Attorney-in-Fact for Gladys M. Elam by instrument appearing of record in Book 20050816-0096593, Register's Office for Davidson County, Tennessee.

Glen Burns and Gleen Burns are one and the same person.

Davidson County DEEDWARR
Recvd: 10/26/05 10:14 2 pgs
Fees:13.00 Taxes:247.90



20051026-0129140

unimproved ☐

This is improved ☒ property, known as 764 A Madison Blvd., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I do covenant with the said GRANTEES that I am 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of October, 2005.

Gladys M. Elam by Gleen Burns, Atty-In-Fact

atty-IN-Fact

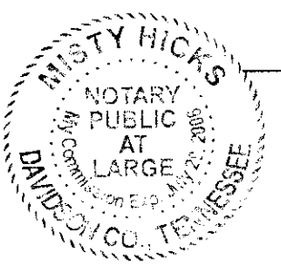
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of October, 2005, before me personally appeared Gleen Burns, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gladys M. Elam, and who acknowledged that he executed the same as the free act and deed of Gladys M. Elam.

Witness my hand and official seal at Madison, Tennessee this 24th day of October, 2005.

Commission expires:



Notary Public