Davidson County DEEDWARR
Recvd: 10/27/05 12:45 2 pgs
Fees:13.00 Taxes:508.75

20051027-0129956

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

JESSICA ABBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24 2008

15-0510-150536

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $137,500.00

Affiant

Subscribed and sworn to before me, this 24th day of October, 2005.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeff McElroy 8126 Gordor Lane Hermitage, TN 37076	Chase Manhattan 5409 Maryland Way Brentwood TN 37027	075140- 03300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sandra K. Smith, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeff McElroy and wife, Brandy McElroy, hereinafter called the Grantees, their successors 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. 103, on the Plan of Hermitage Estates, of record in Book 3300, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Sandra K. Smith by deed from Sarah L. Reeves, married, dated February 24, 1994, of record in Book 9261, Page 898, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 8126 Gordon Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 this 24th day of October, 2005.

Sandra K. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sandra K. Smith and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

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

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

