Davidson County DEEDWARR
Recvd: 10/31/05 12:12 2 pgs
Fees:13.00 Taxes:651.20
20051031-0131214

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
Dan Elkins	Dan Elkins	
1407 Greenwood Ave.	SAME	83-2-46
Nashville, Tennessee37206		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

(Affiant)
SUBSCRIBED AND SWORN TO BEFORE ME BEFORE ME THIS 26th DAY OF October, 2005.

E. Maxnip
Notary Public
MY COMMISSION EXPIRES: 11-25-06
(affix seal)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, MALORIE FLY, UNMARRIED BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAN ELKINS HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee;

BEING the easterly 52' of Lot No. 1, on the Plan of H.M. Doak's Subdivision of land in the old 18th District of Davidson County, Tennessee, as of record in Book 332, page 22, of the Register's Office of Davidson County, Tennessee.

SAID easterly part of Lot No. 1 fronts 52' on the northerly side of Greenwood Avenue and runs back between parallel lines with the west line of Lot No. 2 on said Plan, 200' to an alley, the west line of said 52' of ground being 168' east from the east margin of 14th Street.

BEING the same property conveyed to SUZANNE L. FLY, by deeds of record in Book 6546, page 479, and Book 9247, page 496, said Register's Office, the said Suzanne Fly having since died. The Will of Suzanne Fly of record in Volume 5944/2024539, Davidson County Probate Court Clerk's Office devised subject property to MALORIE FLY.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

This is improved (X) property, known as 1407 Greenwood Avenue, Nashville, Tennessee 37206.

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 27th day of October, 2005.

Malorie Fly
MALORIE FLY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, Malorie Fly, the grantor, 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 Nashville, Tennessee, this 27th day of October 2005.

Toni Barrett
NOTARY PUBLIC

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-24-08