WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 155,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 30th day of November, 2005.

NOTARY PUBLIC
My Commission Expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/09/05 10:53 2 pgs
Fees:13.00 Taxes:573.50

20051209-0148110

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#05110002

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Jared S. Throneberry, & Heather A. Throneberry 809 Jones Street Old Hickory, TN 37138	New Owner	44-15 / 197.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Jared S. Throneberry and wife, Heather A. Throneberry, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **CHARLES M. ELKINS**, and wife, **AMY D. ELKINS**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

JARED S. THRONEBERRY and wife, **HEATHER A. THRONEBERRY**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Section "A" on the plan of E.I. duPont de Nemeurs and Companys Subdivision, Village of Old Hickory of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles M. Elkins and wife, Amy D. Elkins and Charles Robert Elkins, a married man, to hold as Joint Tenants with Right of Survivorship by Deed from Christopher Scot Simpson and wife, Jeanine B. Simpson of record as Instrument No. 20021231-0162659, said Register's Office. And being the same property conveyed to Charles M. Elkins and wife, Amy Elkins by Quitclaim Deed from Charles Robert Elkins by Instrument No. 200508110095361, said Register's Office.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEES.
Subject to all matters shown on the Plan of record in Book 1424, page 68, said Register's Office; Utility, Telephone, and Transmission easements of record in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, all in the Register's Office for Davidson County Tennessee.

This is improved property known as: 809 Jones Street, Old Hickory, TN. 37138.

Witness our hands this 30th day of November, 2005.

Charles M. Elkins

Amy D. Elkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named Charles M. Elkins and Amy D. Elkins the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 30 day of November, 2005.

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 3-22-2008

My Commission Expires MAR. 22, 2008

****

WARRANTY DEED

From: **Charles M. Elkins**
and wife,,
Amy D. Elkins

To: **Jared S. Throneberry**
and wife,
Heather A. Throneberry

Property:

809 Jones Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
3418 Old Hickory Blvd
Old Hickory, Tennessee 37183
(615) 847-2000

www.ljelaw.com