Davidson County DEEDWARR
Recvd: 01/19/06 15:55 2 pgs
Fees:13.00 Taxes:1387.54
20060119-0007504

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,010.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of January, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD B. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bobby E. Price, Jr.

668 Myatt Dr.
Madison, Tennessee 37115

SEND TAX BILLS TO:
Bobby E. Price, Jr.
1676 Mallory Lane
Brentwood, TN 37027

MAP-PARCEL NUMBERS:
034060 04800

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elberta Developer's Inc., hereinafter referred to as Grantors, hereby transfers and conveys toBobby E. Price, Jr., hereinafter referred to as Grantee, his 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 known as Lot 1, Laemmle Subdivision of record in Plan Book 8250, page 639 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Elberta Developers, Inc., by deed from Timothy M. Janson and James Laemmle of record in Book 10237, page 149 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive Covenants of record in Book 7480, page 965 as amended in Book 7537, page 359 Register's Office for Davidson County, Tennessee.

Easement for Cut and Fill Slopes as set out in right of way deed from the Gates Rubber Company to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4467, page 281 Register's Office for Davidson County, Tennessee.

Taxes for the year(s) 2006 and thereafter, a lien not yet due and payable. Said Taxes have been prorated between the parties with the Grantee assuming responsibility therefore.

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 is improved property known as 668 Myatt Dr., Madison, TN 37115.

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, 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 13th day of January, 2006.

Elberta Deveopers, Inc.

By: _____
Carter Stockton, President

STATE OF ALABAMA
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carter Stockton, with whom I am personally acquainted and who proved himself to be the President of Elberta Developers, Inc., a Tennessee Corporation, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of January, 2006.

_____
Notary Public

My Commission Expires: My Commission Expires 05-14-2009

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