THIS INSTRUMENT WAS PREPARED BY:

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 07/24/06 08:43 2 pgs
Fees:13.00 Taxes:1269.10

20060724-0088510

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 343,000.00.

Paul W.T. McKelvey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul W. T. McKelvey	America's Wholesale Lender	MAP 129-12
948 Percy Warner	P.O. Box 660694	PARCEL 79
Nashville, TN 37205	Dallas, TX 75266-0694	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Stephen P. Landers, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul W. T. McKelvey, unmarried and Elizabeth McKelvey, unmarried** as Tenants in common with right of survivorship 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. 83 on the Plan of Section 1, Warner Park Valley of record in Plat book 3600, page 12, 13 and 14, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen P. Landers, by deed dated November 25, 1997, from Sandeep R. Mehta as of record in Book 10707, page 980, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **948 Percy Warner, Nashville, TN 37205.**

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 plural the singular, and the use of any gender shall be applicable to all genders.

Witness _____ hand( ) this the 21st day of July, 2006.

Stephen P. Landers

Stephen P. Landers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen P. Landers** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of July, 2006.

My Commission expires 1-26-09

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of July, 2006.

My Commission expires _____

Notary Public