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RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44896

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/20/06 15:39 2 pgs
Fees:13.00 Taxes:660.45

20060920-0116762

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$178,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/25/08

THERESA L SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JOSEPH S. EDENFIELD **7957 Boone Trace** **Nashville, TN 37221**	**Mortgage Lion, Inc.** **327 South Main Street** **Fitzgerald, GA 31750**	**126-15-A-122** **9D 83326**

FOR AND IN 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 **I, KIMBERLY SUE ELROD, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH S. EDENFIELD**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

Being Lot No. 261 on the Plan of Phase Two, Boone Trace at Biltmore of record in Book 9700, pages 316 and 317, as amended in Book 10995, page 618, Register's 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 Kimberly Sue Elrod by Quitclaim Deed from Richard D. Elrod of record in Instrument Number 20040624-0075263, Register's Office for Davidson County, Tennessee and being the same property conveyed to Richard D. Elrod and wife, Kimberly Elrod by deed from Fox Ridge Homes, Inc., a/k/a NVR Fox Ridge, Inc., of record in Book 11235, page 111, Register's Office for Davidson County, Tennessee.

This is improved property known as 7957 Boone Trace, Nashville, Tennessee 37221

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 my hand this 18th day of September, 2006.

KIMBERLY SUE ELROD

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 KIMBERLY SUE ELROD, the bargainor, 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 the 18th day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010