FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,300.00

Lita Bush
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2006

Patricia Nichols
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lita Bush	Elite Home Loans, Inc.	Map 033
1129 Nelson Drive	109 West Park Drive, Suite 260	Group 16-0
Madison, TN 37115	Brentwood, TN 37027	Parcel 108.00

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, we

Fonzette Michele Mixon, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lita Bush, unmarried

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:

BEING Lot No. 111-A, Zone Lot Division of Lots 100 through 111, Section 2, Primrose Meadows, of record in Plat Book 6900, Page 105, amending Plat Book 4860, Page 105, and Book 5711, Page 866, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Fonzette Michele Mixon, by Quitclaim Deed from Kenneth Darrell Mixon, of record in Book 11130, Page 539, said Register's Office, dated September 21, 1998. See also deed of record in Book 9516, Page 296, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5039, Page 481 and Book 7976, Page 410, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 105, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1129 Nelson Drive, 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 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 19th day of September, 2006.

Fonzette Michele Mixon
Fonzette Michele Mixon

Davidson County DEEDWARR
Recvd: 09/22/06 10:18 2 pgs
Fees:13.00 Taxes:311.91

20060922-0117660

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 Fonzette Michele Mixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 2006.

My Commission Expires: 1/24/09

Notary Public

