39-B

Davidson County DEEDWARR
Recvd: 09/28/06 16:10 2 pgs
Fees:13.00 Taxes:906.13

20060928-0120368

WARRANTY DEED

P-06-7623

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Cindy Ragan
Affiant

Subscribed and sworn to before me, this 22nd DAY OF September, 2006.

Sandra Wilkerson
Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

SANDRA WILKERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Elmer	Bk of America (NAME)	
7623 Leveson Way (ADDRESS)	9000 Southside Blvd (ADDRESS)	173-9-A-58 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY N. BESAW AND WIFE, MELANIE ERIKA GALIARDO, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES E. ELMER AND WIFE, KRISTINE A. ELMER, hereinafter called the Grantees, their heirs and assigns, that 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. 77 on the plan of Lenoz Village, Section 2, Revision 1, of record in Instrument Number 20020731-0091872, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Timothy N. Besaw and Melanie Erika Galiardo, by Deed from NVR, Inc, T/A Ryan Homes, a Virginia Corporation, dated March 20, 2003, of record in Instrument Number 20030325-0039334, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7623 Leveson Way, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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/our hand(s) this 22nd day of September, 2006.

Timothy N. Besaw by Carol T. Baker as
Attorney in Fact

Melanie Erika Galiardo by Carol T. Baker as
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this the 22st day of September, 2006, before me personally appeared Carol T. Baker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf ofTimothy N. Besaw and Melanie Erika Galiardo, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 22st day of September, 2006.

Notary Public

My Commission Expires: 5/24/2008

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800