This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 11/03/06 10:06 2 pgs
Fees:13.00 Taxes:277.50
20061103-0136726

# WARRANTY DEED

Address new owner as:
Randall E. Dunn
3432 Brick Church Pike
Nashville, TN 37207

Send tax bills to:
Same

Map-Parcel
Map ~~071~~ 50 (3)
Par ~~50-15~~ 15 (3)

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Judy W. Elder, a widow, have this day bargained and sold, and do hereby transfer and convey to Randall E. Dunn, a single person, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, described according to a survey made by N. G. Jenkins, Surveyor, October 10, 1959, and also described according to survey of Robert M. Dishner, dated April 27, 1974, as follows:
>
> Beginning at a corner post on the northwesterly margin of the Brick Church Pike; being 757.5 feet, more or less, northeasterly from the northeast corner of the property conveyed to U. O. Wells and wife, by deed from E. D. Wells and wife, as of record in Book 2635, page 587, Register's Office for said County; thence with said margin of said Pike north 29° 23' east 148 feet, more or less, to a point; thence with the same north 28° 23' east, 188.5 feet, more or less, to a fence post; thence north 43° 51' west 13.8 feet, more or less, to a hackberry tree; thence south 56° 14' west 154 feet, more or less, to a stake; thence south 53° 39' west 171.8 feet, more or less, to a stake; thence south 30° 59' west 21 feet, more or less, to a corner post; thence south 51° 39' east 170 feet, more or less, to the beginning, containing 0.8 acres, more or less.
>
> Being the same property conveyed to Junior C. Elder and wife, Judy W. Elder, by deed from Dorothy E. Pewitt, a widow, of record in Book 9155, page 204, Register's Office for Davidson County, Tennessee, the said Junior C. Elder having since died.

This is improved property known as 3432 Brick Church Pike, Nashville, Tennessee.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Randall E. Dunn, his heirs and assigns, forever.

And I, Judy W. Elder, do covenant with the said Randall E. Dunn that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is

unencumbered, except as otherwise herein set forth, and subject to real property taxes for the year 2006.

And I, Judy W. Elder, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Randall E. Dunn, his heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

**WITNESS** my hand this 18 day of ~~August~~ October JWE 2006.

Judy W. Elder

Judy W. Elder

STATE OF SOUTH CAROLINA )
COUNTY OF Greenwood )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy W. Elder, the within named 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, at office, this 18 day of ~~August~~ October JWE 2006.

Sara B. Ashe

NOTARY PUBLIC

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $75,000.00.

Judy W. Elder

AFFIANT

Subscribed and sworn to before me, this 18 day of ~~August~~ October JWE 2006.

Sara B. Ashe

NOTARY PUBLIC

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.**