WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/07 08:09 2 pgs
Fees:13.00 Taxes:1015.65
20070117-0006524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires FEB 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CONNIE ELDER	Countrywide Home Loans	MAP 86 PAR 35.01
(NAME) 4130 ANDREW JACKSON PARKWAY	(NAME) 3011 Armory Dr. Suite 120	
(ADDRESS) HERMITAGE, TN 37076	(ADDRESS) Nashville, TN 37204	
(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, **MARGIE SHORTRIDGE, and husband, PAUL B. SHORTRIDGE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNIE ELDER**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, and being Parcel 8 of the M. W. Lee Farm, as described according to a survey by James L. Murphy, Jr. & Co. dated May 25, 1961, as follows:
Beginning at an iron pin in the westerly margin of Old Hickory Boulevard, said point being 819.57 feet north of the intersection of said westerly margin of Old Hickory Boulevard and the northwesterly margin Tennessee Central Railroad; thence North 86 deg. 25' West 593 feet with the northerly line of property conveyed to William F. Hosey and wife, Ann H. Hosey, by deed of record in Book 4496, page 83, RODC to a point in the center of Stoner's Creek; thence with the center of said Creek North 2 deg. 41' East 109.78 feet to a point; thence North 85 deg. 49' East 587.26 feet to an iron pin in the westerly margin of Old Hickory Boulevard; thence with said margin southwardly with a curve to the right, having a radius of 1399.94 feet, a total distance of 189.75 feet to the point of beginning.

Being the same property conveyed to Margie Shortridge and husband, Paul B. Shortridge by deed dated June 12, 2003 of record in Instrument No. 20030613-0081870, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 4130 ANDREW JACKSON PARKWAY, HERMITAGE, TN 37076
(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 our hand(s) this 12th day of January, 2007.

Margie Shortridge
MARGIE SHORTRIDGE

Paul B. Shortridge
PAUL B. SHORTRIDGE

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, MARGIE SHORTRIDGE, and husband, PAUL B. SHORTRIDGE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 1/12/07

NOTARY PUBLIC

My commission expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008