WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/07 11:13 2 pgs
Fees:13.00 Taxes:462.13
20070130-0012242

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

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:
Philip J. Bellemore	New Owners	Map 150
208 Towne Valley Ct.		Group 10-0
Antioch, TN 37013		Parcel 089.00

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

Elliott Lilly and wife, Barbara Lilly

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Philip J. Bellemore and wife, Olga O. Bellemore
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. 259, on the Plan of Towne Village of the County, Section III, of record in Plat Book 5200, Pages 268-269, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Elliot Lilly and Barbara Lilly by Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee, of record in Instrument 20060523-0060441, dated May 22, 2007, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5635, Page 545, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 268-269, said Register's Office.

NOTE: Elliott Lilly's name was incorrectly typed on the previous deed as Elliot Lilly.

The said Elliott Lilly and Elliott Lilly, Jr. being one in the same person.
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 208 Towne Valley Ct., Antioch, TN 37013

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 hands this ____day of January, 2007.

Elliott Lilly, Jr.

Barbara Lilly

STATE OF NORTH CAROLINA
COUNTY OF GILFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elliott Lilly, II and Barbara Lilly, 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 this 29th day of January, 2007.

My Commission Expires: 3-26-16

Marjorie B. King
Notary Public

MARJORIE B. KING NOTARY PUBLIC GUILFORD COUNTY

MARJORIE B. KING
NOTARY PUBLIC
GUILFORD COUNTY, NC