| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 301**<br>**Nashville, Tennessee 37212**<br><br>**CRT File No. 07040034**<br><br>**BOX 10-A**<br><br>**RETURN TO:**<br>**PREMIER ESCROW, LLC**<br>**4301 HILLSBORO ROAD, STE 300**<br>**NASHVILLE, TN 37215** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $270,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of April 2007.<br><br>Notary Public<br>My Commission Expires: |

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Daniel & Mara E. Thompson<br>Tim Bennett<br>501 Lynnwood Boulevard<br>Nashville, TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br><br>Tax Parcel ID No.<br>146-16-114.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, TATE J. ELDER AND BROOKE T. ELDER, HUSBAND AND WIFE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DANIEL THOMPSON AND WIFE, MARA E. THOMPSON, A ONE-HALF UNDIVIDED INTEREST AND TIMOTHY L. BENNETT, A ONE-HALF UNDIVIDED INTEREST, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 704 ON THE PLAN OF BRENTWOOD HALL, SECTION 7, AS OF RECORD IN BOOK 2330, PAGE 27, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 704 FRONTS 93 FEET ON THE EASTERLY SIDE OF ROCHELLE DRIVE AND EXTENDS BACK 327 FEET ON THE NORTHERLY LINE AND 260.3 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 155 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO TATE J. ELDER AND WIFE, BROOKE T. ELDER BY WARRANTY DEED FROM DONALD W. GORE AND WIFE, HELEN K. GORE, RECORDED ON THE 23RD DAY OF MAY, 2002 IN INSTRUMENT NO. 20020523-0062942, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 453 Rochelle Drive, Nashville, TN 37220.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of April 2007.

**Tate J. Elder**

**Brooke T. Elder**

Davidson County DEEDWARR
Recvd: 05/01/07 13:52 2 pgs
Fees:13.00 Taxes:999.00
20070501-0051884

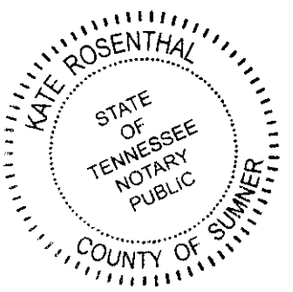
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tate J. Elder and Brooke T. Elder, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office this 30th day of April 2007.

Notary Public

My Commission Expires: _____




MY COMMISSION EXPIRES NOV 22 2010