[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Robert Elliott	New Owner	Map/Parcel
4004 Harding Pike		13-7-119.00
Nashville, TN 37215		07-04/12943 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Stephen T. Proctor, and wife, Michelle Proctor, formerly Michelle L. Wolfe,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Robert C. Elliott,** and wife Karen L Elliott ~~a single person~~, (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, being the westerly parts of Lots 214 and 215 on the Map of Royal Oaks Land Company's Subdivision of The Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said county, and being designated as Tract No. 3 on the map of a resubdivision of lots by Frank R. Fitzpatrick not of record and shown on a copy of survey thereof made by Hal R. Swann, Jr., Surveyor, as described as follows:

Beginning at a point in the northerly margin of Harding Place 8.7 feet east of the corporate line post of the City of Belle Meade, and being the southwest corner of Lot 3; thence northerly 325 feet to a point at the corner of Lot Nos. 3 and 4; thence easterly 135.2 feet to the corner of said Lots and Lot Nos.2 and 5; thence with the line between said Lots 2 and 3, southerly 330 feet to the north margin of Harding Place; thence with the margin of same, westerly 135 feet to the beginning.

Being the same property conveyed to Michelle L. Wolfe and Stephen T. Proctor, by Warranty Deed from John M. Wyatt and wife, Ellen M. Wyatt, recorded on the 30th day of April, 2001 in instrument no. 20010430-0043118, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters shown on Plat in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

3. Easement recorded in Book 4308, page 609 and Book 5441, page 551,, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 4004 Harding Place, Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/02/07 12:13 2 pgs
Fees:13.00 Taxes:1961.00

20070502-0052450

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $530,000.00

Affiant

Subscribed and sworn to before me
this 30 day of April, 2007

My Commission Expires: 3/15/08

Notary Public

RUTHERFORD CO., TN
JUDITH G. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this ~~day of~~ April, 2007.

Stephen T. Proctor

Michelle Proctor

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, **Stephen T. Proctor and Michelle Proctor,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainors, and executed the foregoing Instrument for the purposes therein contained.

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

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: **MY COMMISSION EXPIRES: September 19, 2009**