Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Phyllis D. McElhiney 1014 Kirby Drive Nashville TN 37217	Same	Southcast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $95,650.00

Map & Parcel No.
107-140-148

Affiant
Subscribed and sworn to before me on 05/03/07.

Notary Public

My Commission Expires: 8/31/08

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 05/09/07 10:38 2 pgs
Fees:13.00 Taxes:353.91
20070509-0055656

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, John Wood, a single man, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Phyllis D. McElhiney, a single woman, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as: 1014 Kirby Ave., Nashville, TN 37217 County of Davidson -A/K/A 1014 Kirby Drive

Land in Davidson County, Tennessee, being Lot No. 105 on the map of Miro Meadows subdivision as of record in Plan Book 1424, Pages 94 and 95, Register's Office for said County.

Said Lot No. 105 fronts 70 feet on the easterly side of Kirby Drive and runs back between parallel lines 143 feet to a dead line.

Being the same property conveyed to John Wood by deed from Steve Michaels dated 07/15/06 and filed of record in Instrument No. 200607170085861, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1014 Kirby Drive, Nashville, TN 37217.

J. W.

13/02 2014 07:50 FAX 6152827211 SOUTHEAST TITLE 015/027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they 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 year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 05/03/07.

John Wood

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, John Wood, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County Tennessee, this the 3 day of May, 2007.

Notary Public

My Commission Expires:
8/31/08

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:

Property Title and Escrow, Inc.
113 Hazel Path Suite 1
Hendersonville, TN 37075