This document prepared by (and after recording return to):	BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203
Name:	
Firm/Company:	
Address:	
Address 2:	
City, State, Zip:	
Phone:	

Davidson County DEEDWARR
Recvd: 05/14/07 08:35 3 pgs
Fees:18.00 Taxes:1239.50

20070514-0057027

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JAMES BARTON AND WIFE, AMBER BARTON**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **DAVID R. ELLIOTT AND WIFE, SAMANTHA L. ELLIOTT** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 of the revision One on the Final Plat of Poplarwood, Section II, A Planned Unit Development of record in Plat Book 9700, Page 587, Register's Office for said county, to which plan reference is hereby made for a more complete legal description.

This being the same property conveyed to James Barton and wife, Amber Barton by Warranty Deed of Scott Heinrich and wife, Lena Heinrich recorded September 7, 2004 in Instrument No. 20040907-0107446, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 155-3-C-29CO

This property is known as: 8064 POPLARWOOD ROAD, NASHVILLE, TN 37221

Subject to Restrictive Covenants contained in the instruments of record in Book 10013, Page 935, Book 10206, Page 512; By-laws of record in Book 11606, Page 13; Charter of HOA of record in Book 10042, Page 127; All matters shown on the Plat of record in Book 9700, Page 587, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 10th day of May 2007.

James Barton

Amber Barton

STATE OF Tennessee

COUNTY OF _____

On this 10 day of May, 2007 before me personally appeared James Barton, Amber Barton to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires JAN. 20, 2009

Notary Public

Printed Name: W. Davis

Commission Expires: _____

Grantor(s) Name, Address, phone:
JAMES BARTON AND AMBER BARTON

Grantee(s) Name, Address, phone:
DAVID R. ELLIOTT AND
SAMANTHA L. ELLIOTT
8064 POLARWOOD ROAD
NASHVILLE, TN 37221

SEND TAX STATEMENTS TO :
Franklin American Mortgage
501 Corporate Centre Dr. Suite 400
Franklin, TN 37067

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 335,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10th day of May, 2007.

Amber Barton
Affiant

Amber Barton
Type or Print Name

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My commission expires:

My Commission Expires JAN. 20, 2009

Notary Public

W. Davis
Type or Print Name