Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/15/07 10:01 2 pgs
Fees:13.00 Taxes:503.20

20070615-0071729

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $136,000.00

Margaret E. Timbs
Affiant

Subscribed and sworn to before me, this 7 day of June, 2007

Notary Public
My commission expires: 02/24/08

NOTARY PUBLIC AT LARGE
TOMLINSON
WILSON CO. TENN.

06-0705-72732

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Margaret E. Timbs	New Owner	75-09-0-163
213 Bonnavue Drive		
Hermitage TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rosen J. Ellison, Jr. and wife, Sandra J. Ellison, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Margaret E. Timbs, a single person, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 953, on the Plan of Hermitage Hills, Section 8, of record in Book 3600, Page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Rosen J. Ellison, Jr. and wife, Sandra J. Ellison by deed from Edward D. Roberts, Jr. and wife, Barbara T. Roberts, dated April 8, 1971, recorded April 15, 1971, of record in Book 4493, Page 766, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 213 Bonnavue Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12 day of June, 2007.

Rosen J. Ellison, Jr.

Sandra J. Ellison

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rosen J. Ellison, Jr. and Sandra J. Ellison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 12 day of June, 2007.

Kathleen Tomlinson
Davidson

KATHLEEN A. TOMLINSON ★ NOTARY PUBLIC AT LARGE ★ TENN. WILSON CO.

My Commission expires 02/24/08