WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/07 13:30 3 pgs
Fees:18.00 Taxes:758.50

20070620-0073746

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF June, 2007

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title, 200 Madison Square, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Elmore (NAME)	**SAME AS NEW OWNER** (NAME)	MAP & PARCEL
816 Cherokee Avenue (ADDRESS)	(ADDRESS)	04405009600 and
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	04405005700

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Steven R. Brewster and Kim W. Locke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Elmore

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Land in Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor # 823, dated March 30, 1982 and known as Job No. 82-045 as follows:

Beginning at an iron pin set on the southeasterly margin of Hillman Place, at the intersection of the westerly margin of Swinging Bridge Road; thence with the margin of the said Swinging Bridge Road 48 degrees 34' 38" East 481.17 feet to an iron pin set at the intersection of the northwesterly margin of Ensley Avenue South 36 degrees 44' 47" West 75.98 feet to an iron pin on the northeasterly margin of the L & N railroad; thence leaving the margin of said Railroad right of way (10' from the centerline) North 48 degrees 35' 00" West 484.63 feet to an iron pin set on the southeasterly margin of the aforesaid Hillman Place; thence with the margin of the said Hillman Place North 39 degrees 21' 07" East 75.84 feet to the point of beginning, containing .084 acres, more or less.

INCLUDED, BUT SPECIFICALLY EXCLUDED is a portion of the property which was dedicated by Nashville Industrial Corporation for a public road Right-of-Way of record in Book 4019, Page 631, said Register's Office.

Being the same property conveyed to Steven R. Brewster and Kim W. Locke, both married from Jerry G. Warren, a married man by Warranty Deed recorded February 5, 2003 as Instrument Number 20030205-0016082, Register's Office for Davidson County Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 401 Swinging Bridge Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 18th day of June, 2007

Steven R. Brewster

Kim W. Locke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven R. Brewster and Kim W. Locke

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 18th day of June, 2007.

Commission expires March 20, 2010

Deane L. Gregory
Notary Public

DEANE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO THE Right-Of-Way of the L & N Railroad.