Prepared by: return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $346,000.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2007.

Notary Public

My commission expires: 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-0707-45603

Address of New Owner:	Send Tax Bills to:	Tax Information
Lewis L. Elliott		116-13-0 063.00
6004 Post Road	New Owner	
Nashville TN 37205-3253		

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, Rebecca L. Duncan, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lewis L. Elliott and wife, Elaine H. Elliott, hereinafter called the Grantees, their 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. 56, on the Plan of Harding Park, of record in Book 2331, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 56 fronts 172 feet on the westerly side of Post Road and extends back between lines, 147.3 feet on the northerly line and 212.8 feet on the southerly line to a dead line in the rear on which it measures 184 feet.

Being the same property conveyed to Rebecca L. Duncan and Angelia Duncan, both unmarried by deed from Meryl Kirshner, n/k/a Meryl K. Kraft, married and husband, Keith R. Kraft, dated April 10, 1997, recorded April 15, 1997, of record in Book 10417, Page 462, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rebecca L. Duncan by Quitclaim Deed from Angelia Duncan, unmarried, dated May 14, 1997, recorded May 14, 1997, of record in Book 10453, Page 995, 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 6004 Post Road, Nashville, TN 37205-3253

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.

Davidson County DEEDWARR
Recvd: 07/31/07 07:39 2 pgs
Fees:13.00 Taxes:1280.20

20070731-0090451

WITNESS my hand this 24th day of July, 2007.

Rebecca L. Duncan

Rebecca L. Duncan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rebecca L. Duncan, 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 Brentwood, TN, this 24th day of July, 2007.

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW TYLER
STATE
OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON