Davidson County DEEDWARR
Recvd: 08/13/07 11:25 2 pgs
Fees:13.00 Taxes:478.87

20070813-0096489

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $129,425.00.

Affiant

Subscribed and sworn before me this the 2nd day of August, 2007.

Notary Public
My commission expires 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anita Kim Elston 3057 Anderson Rd Nashville, TN 37217	SAME	150-6-64

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Paul W. Bruce, Jr., an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anita Kim Elston, unmarried, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Cherry Hills Subdivision, Section 9, of record in Book 4660, Page 129, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal descripiton.

Being the same property conveyed to Paul W. Bruce, Jr. by deed from Joe E. Sullins, Jr. and wife, Bertha N. Sullins, dated July 20, 1995, of record in Book 9736, Page 860, Register's office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3057 Anderson Rd, Nashville, TN 37217.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 2nd day of August, 2007.

Paul W. Bruce, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul W. Bruce, Jr., 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 and official seal this 2nd day of August, 2007.

My commission expires:

4/21/08

Rachael A. Alexande
Notary Public

