

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$159,900.00**

Kenneth Litton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH** DAY OF **SEPTEMBER, 2007.**

Tabitha N. Calhoun
Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH NELSON LITTON, ET UX	U.S. Bank Home Mortgage	**090-12-0-068.00**
(NAME) **6411 HENRY FORD DRIVE**	(NAME) P.O. Box 20005	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) Owensboro, KY 42304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, JOEL MCKELLAR AND WIFE, JANE MCKELLAR,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH NELSON LITTON AND WIFE, KAREN E. LITTON,** 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:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Charlotte Park, Section 4, as of record in Plat Book 2663, page 71, Register's Office for said County.

Said Lot No. 230 fronts 73 feet on the southwesterly side of Henry Ford Drive and extends back 176.3 feet on the southeasterly line and 177.8 feet on the northwesterly line, to a dead line measuring 113.1 feet thereon.

Being the same property conveyed to Joel McKellar and wife, Jane McKellar from Cheryl Elizabeth Owens by deed dated May 7, 2007 of record as Instrument No. 20070507-0054678, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the plan of record in Book 2663, page 71, Restrictive Covenants contained in Book 2803, page 210, Right-of-Way Easement of record in Book 2803, page 490, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/05/07 10:58 2 pgs
Fees:13.00 Taxes:591.63
20071005-0118898

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 hands this 28th day of September, 2007.

JOEL MCKELLAR

JANE MCKELLAR

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 Joel McKellar and Jane McKellar, the bargainors, 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 Nashville, Tennessee this 28th day of September 2007.

My commission expires: **August 23, 2011.**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public