WARRANTY DEED



Davidson County DEEDWARR
Recvd: 10/23/07 11:06 2 pgs
Fees:13.00 Taxes:518.00



20071023-0125277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin M. Gee	SunTrust Mortgage, Inc.	83-3-263
(NAME)	(NAME)	
1007 Riverside Drive	201 Fourth Ave. N./7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

Jennifer L. Elkins, unmarried,

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

Franklin M. Gee, unmarried,

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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

BEING parts of Lots Nos. 18, 19 and 20 on the plan of W. S. Ashworth's Subdivision of Lots 47, 48, 49 and 50, in the town of Brownsville, as of record in Book 161, Page 153, Register's Office for said County, being the westerly part of Lot No. 15 on the unrecorded plan of C. W. Carver's Subdivision, described according to a survey made by Eric Drake, County Surveyor, May 1, 1925, as follows:

BEGINNING on the easterly margin of Riverside Drive at a point 114 feet 10 inches South of the Southerly margin of Greenway Avenue, said point being the corner of Lots Nos. 14 and 15; thence with the easterly margin of Riverside Drive southwardly 56 ½ feet to the northerly margin of an alley; thence with said alley eastwardly 150 feet; thence northwardly 50 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots westwardly 174.5 feet to the beginning.

BEING the same property conveyed to Heather Gunter and Jennifer L. Elkins* by Warranty Deed from Kevin E. Wilson recorded in Instrument No. 20030922-0139705, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Jennifer L. Elkins by Quitclaim Deed from Heather Gunter recorded in Instrument No. 20071023-0125275, said Register's Office.

* both unmarried

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

The signature of Jennifer L. Elkins is signed by her duly appointed Attorney-in-Fact Kathryn Elkins pursuant to the Power of Attorney recorded in Instrument 20071023-0125276

This is improved ☒ unimproved ☐ property, known as 1007 Riverside Drive, Nashville, TN 37206
(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 my hand this 18th day of October, 2007.

Jennifer L. Elkins

Kathryn Elkins
attorney in fact

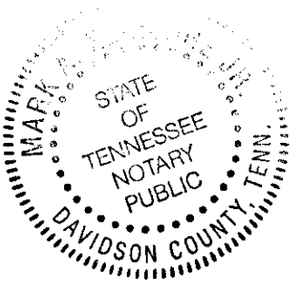
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 19th day of October, 2007, before me, Mark A. Ellmore, Jr., the undersigned office, personally appeared Kathryn Elkins, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Jennifer L. Elkins, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of October, 2007.

Commission expires: May 22, 2010



Mark A. Ellmore, Jr. Notary Public