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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/07 13:55 2 pgs
Fees:13.00 Taxes:900.58

20071213-0143668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER 2007.

Notary Public

MY COMMISSION EXPIRES: 9.19.09

(AFFIX SEAL)

GREGORY LEE FAIRBETT STATE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1815 Division Street, Suite 206, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUSTIN BARNETT	JUSTIN BARNETT	119-05-0
(NAME) 319 ELBERTA STREET	319 ELBERTA STREET	174.00
(ADDRESS) NASHVILLE, TN 37210	(ADDRESS) NASHVILLE, TN 37210	
(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, **ELBERTA EXPRESS, INC.,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JUSTIN BARNETT, 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:

Land in Davidson County, Tennessee, being Lot(s) being the easterly 70.32 feet of Lot No. 3, as shown on the map entitled re-subdivision of Block No. 27 and other blocks of Cumberland Nurseries, of record in Book 161, page 166, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said easterly part of Lot No. 3 fronts 70.32 feet on the south side of Elberta Street and runs back between parallel lines 187.5 feet to the north line of Lot No. 7.

Being the same property conveyed to ELBERTA EXPRESS, INC. by deed from RICHARD G. COURTNEY of record as Instrument No. 20060405-0038653, dated March 31, 2006, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 319 Elberta Street Nashville, TN 37210

(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 11th day of December, 2007.

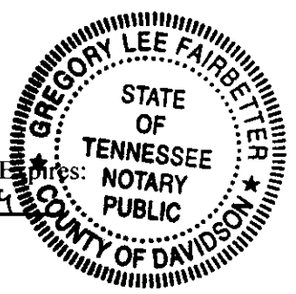
ELBERTA EXPRESS, INC.

by: _____
Alden Horton, III, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, **Alden Horton, III,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is **President of Elberta Express, INC**. and that he as such **President**, being duly authorized so to do, executed the foregoing document for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December 2007.



_____
Notary Public

My Commission Expires:
4.19.09