THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Davidson County DEEDWHKR
Recvd: 12/27/07 08:31 2 pgs
Fees:13.00 Taxes:414.40

20071227-0147568

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 1-26-2008
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00.

Paige Boone
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-26-08

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paige Boone	Wells Fargo Real Estate Tax Services LLC	MAP 91-13
431 West Bend Drive	1 Home Campus X2502-011	PARCEL 206
Nashville, TN 37209	Des Moines, IA 50328-0001	
(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, **Wayne D. Elkins and wife, Myra Elkins**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paige Boone and husband, Ryan Boone**

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. 20 of Block A, on the Map of Crolywood Subdivision as of record in Book 1130, Page 65, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wayne D. Elkins and wife, Myra Elkins by deed from Jewel Sue Maguire Garrett of record in Book 3919, Page 808, said Register's Office, dated August 3, 1965.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **431 West Bend Drive, Nashville, TN 37209.**

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 hand(s) this the 18th day of December, 2007.

Wayne D. Elkins
Wayne D. Elkins

Myra Elkins
Myra Elkins

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 **Wayne D. Elkins** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of December, 2007.

My Commission expires 1-26-08

Notary Public

JAMES A. WAECHTER MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE 1-26-008 DAVIDSON COUNTY, TENN.

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 **Myra Elkins** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of December, 2007.

My Commission expires 1-26-08

Notary Public

JAMES A. WAECHTER MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE 1-26-008 DAVIDSON COUNTY, TENN.