Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/08/08 14:11 2 pgs
Fees:13.00 Taxes:1665.00
20080108-0002393

39-B
File #08-1007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dane C. Anthony and wife, Margaret M. Anthony**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto and **William S. Elrod and wife, Terry R. Elrod** , hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the south 65 feet of Lot No. 80 and the North 10 feet of Lot No. 82 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, of the Register's Office for said County. According to an unregistered copy of a survey thereof made by S. R. Sanford, Jr., Civil Engineer, dated June 9, 1940, said parts of said Lots adjoin and front together 75 feet on the westerly side of The Rainbow Place, formerly Shirley Place, and run back between lines, 187.67 feet on the northerly line of Part of Lot No. 80 and 190.67 feet on the southerly line of part of Lot No. 82, to a dead line in the rear on which they measure 75 feet.

Being the same property conveyed to Dane C. Anthony and wife, Margaret M. Anthony by deed dated September 8, 2006 from Linda Cawthon, unmarried of record in Inst. No. 20060912-0112817, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3507 Rainbow Place, Nashville, TN, 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 3rd day of January, 2008.

Dane C. Anthony

Margaret M. Anthony

State of Tennessee)
County of Davidson)

On this 3rd day of January, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Dane C. Anthony and Margaret M. Anthony, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution thereof, and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 450,000.00.

X Terry R. Elrod
Affiant

Sworn and subscribed before me on this the 3rd day of January, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER: William S. Elrod & Terry R. Elrod
[redacted]
3596 W. Lawrenceville St.
Duluth, Georgia 30096

RESPONSIBLE FOR TAX PAYMENT: same

TAX MAP-PARCEL #: 118-14-55