THIS INSTRUMENT PREPARED BY:
Bell Title & Escrow, Inc.
117 Two Mile Pike
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 03/26/08 08:21 2 pgs
Fees:13.00 Taxes:499.50

20080326-0030131

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
VIRGINIA K SPICKLER-ELAMS	FIRST HORIZON HOME LOANS	03405002900
1604 MONTICELLO AVE	1555 W WALNUT HILL LANE STE 200	
MADISON, TN 37115	IRVING, TX 75038	

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, Ronald A. Kendall, Jr. and wife, Ann Marie Kendall, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Daryle J. Elams and Virginia K. Spickler-Elams, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in David son County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF SECTION I, GATEWOOD, AS OF RECORD IN BOOK 3300, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD A. KENDALL, JR. AND WIFE, ANN MARIE KENDALL BY QUITCLAIM DEED FROM GEORGE V. CRAWFORD, III, TRUSTEE DATED 09/07/05 AND RECORDED IN INSTRUMENT NO. 20050908-0108379, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY.

This is improved property known as: 1604 Monticello Ave. Madison, TN 37115

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. Whenever 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 21ST day of March, 2008.

Ronald A. Kendall, Jr.

Ann Marie Kendall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald A. Kendall, Jr. and wife, Ann Marie Kendall with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 21ST day of March, 2008.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2/10/10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Virginia K Spickler-Elam
Affiant

Subscribed and sworn to before me this 21ST day of March, 2008.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2/10/10