WARRANTY DEED

The actual consideration or value for this transfer is,$ 176,800.00

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 10 day of July, 2008.

NOTARY PUBLIC
My Commission Expires: 3-6-2012

JOY JOHNSTON ELLIS NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

Davidson County DEEDWARR
Recvd: 07/22/08 08:27 2 pgs
Fees:13.00 Taxes:654.16

20080722-0074880

This space for Register of Deeds

This Deed prepared by: Johnny Ellis,Esq,221 Old Hickory Blvd, Old Hickory, TN 37138, 615.847.2000 file#2008060083

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Garrett K. McElroy and wife, Leah R. McElroy 805 Lawrence Street Old Hickory, TN 37138	Franklin American Mortgage Co. 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	044-15-0 / 157.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Garrett K. McElroy and wife, Leah R. McElroy, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **DORIS E. YORK**, unmarried, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

GARRETT K. McELROY and wife, **LEAH R. McELROY**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

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

Land in Davidson County, Tennessee, being Lot Number 260 on the Plan of Section "A", The Village of Old Hickory, of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Doris E. York, unmarried, by Warranty Deed dated November 16, 1999, from William C. Farris and Barbara Farris Partlow, both married persons, as heirs and devisees of the Estate of William L. Farris, deceased, and shown of record in Book 11748, page 570, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2008 Property taxes are to be prorated and assumed by the GRANTEES.
Property is subject to all matters shown on the Plan of record in Book 1424, page 68, Easement for Right of way set out in instrument of record in Book 626, page 556; Easement reserved in Deed of record in in Book 576, page 664; Telephone line Right of way shown of record in Book 662, page 743; Public utility Right of way of record in Book 735, page 417 All in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 805 Lawrence Street, Old Hickory, TN. 37138.

Witness our hands this 8th day of July, 2008.

Doris E. York

Doris E. York

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Doris E. York, un-married the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 8th day of July, 2008.

NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-10-2012

****