Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

6080 328

Davidson County DEEDWARR
Recvd: 07/30/08 10:13 3 pg
Fees:18.00 Taxes:2830.50

20080730-0077834

THIS INSTRUMENT PREPARED BY: **Allen D. Lentz** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $765,000.00. **Affiant** Subscribed and sworn to before me, this 28th day of July, 2008. Notary Public My Commission Expires: 7-27-10

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TENN.

Address New Owner As Follows:
Angus J. Webber and wife,
Heather L. Webber
797 Elysian Fields Road
Nashville, TN 37204

Send Tax Bills To:
First TN Home Loans
P.O. Box 7481
Springfield, OH 45501

Map-Parcel Number:
132-11-0-089.00
OH 25153

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUTHER H. WOOTEN AND WIFE, NICOLE P. WOOTEN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ANGUS J. WEBBER AND WIFE, HEATHER L. WEBBER,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8-A on the Plan of Resubdivision of Lot 8, Elysian Fields, Section I, of record in Book 6200, page 940, 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 Luther H. Wooten and wife, Nicole P. Wooten, by deed from Phil Baggett and wife, Kathy Baggett, of record as Instrument No. 20030611-0080652, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6200, page 940, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 797 Elysian Fields Road, 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 28th day of July, 2008.

Luther H. Wooten

Nicole P. Wooten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUTHER H. WOOTEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 2008.

Notary Public

My Commission Expires: 7/27/10

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NICOLE P. WOOTEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 2008.

Notary Public

My Commission Expires: 2/27/10

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.