Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

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

Davidson County DEEDWARR
Recvd: 08/07/08 13:20 2 pgs
Fees:13.00 Taxes:492.10
20080807-0081612

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
John A. McElroy 1212 San Destin Trace Madison, TN 37115	New Owner	052080A22000CO

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, **Real Estate Resources, Inc. and A.Z. Properties, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John A. McElroy and Jessica L. Hunter***, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: *both unmarried, Tenants in Common with Right of Survivorship

LAND IN DAVIDSON COUNTY, BEING LOT NO. 152 ON THE PLAN OF HERON WALK SECTION 3 PHASE 1, OF RECORD IN PLAT BOOK 9700, PAGE 551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO REAL ESTATE RESOURCES, INC. AND A.Z. PROPERTIES, LLC BY QUITCLAIM DEED FROM ARNOLD ZAUSS, DATED 12-11-2007, AND RECORDED ON 01-07-2008 IN INSTRUMENT NO. 20080107-0002032, SAID REGISTER'S OFFICE.

This is improved property known as: 1212 San Destin Trace, 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 31st day of July, 2008.

Real Estate Resources, Inc.
By: Mario Gomez

A.Z. Properties, LLC
By: Mario Gomez, Attorney in fact
for Arnold Zauss

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mario Gomez, attorney in fact for Arnold Zauss and that he is authorized by Arnold Zauss to execute this instrument on his behalf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged Mario Gomez, attorney in fact for Arnold Zauss, being the managing member of A.Z. Properties, LLC. the within named bargainor, and that Mario Gomez, attorney in fact for Arnold Zauss, being the managing member of A.Z. Properties, LLC. being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by Mario Gomez, attorney in fact for Arnold Zauss and that he is authorized by Arnold Zauss to execute this instrument on his behalf as such managing member of A.Z. Properties, LLC.

Witness my hand and seal, this 31st day of July, 2008.

NOTARY PUBLIC

My Commission Expires: 2/28/2012

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mario Gomez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Real Estate Resources, Inc., the within named bargainor, and that he as such President of Real Estate Resources, Inc., being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President of Real Estate Resources, Inc.

Witness my hand and seal, this 31st day of July, 2008.

NOTARY PUBLIC

My Commission Expires: 2/28/2012

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $133,000.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2008.

NOTARY PUBLIC

My Commission Expires: 2/28/2012

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY