Return to:

(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 22nd DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

P-RE-08-3010

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin P. Elkins	New Owner	
3010 Dobbs Ave	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		119-14-135.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LOUISA BRANSCOMB, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN P. ELKINS AND WIFE, MARIA E. ELKINS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, TN, BEING Lot No. 1 on the Plan of Part One of Woodbine Courts, Block C, of record in Plat Book 1130, page 39, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Louisa Branscomb, unmarried by deed from The Estate of Evelyn G. Owen(by Judi Gail Owen Moore, Executrix) of record in Instrument 200704100042696 on 04/05/2007 and filed for record on 04/10/2007, Register's Office for DAVIDSON County.

This conveyance is subject to A) 2008 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 1130, page 39; Book 1163, page 441, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3010 Dobbs Av, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 my/our hand(s) this 22nd day of August, 2008.

Louisa Branscomb

Davidson County DEEDWARR
Recvd: 08/28/08 11:26 2 pg
Fees:13.00 Taxes:462.50

20080828-0088437

STATE OF Tennessee
COUNTY OF DAVIDSON

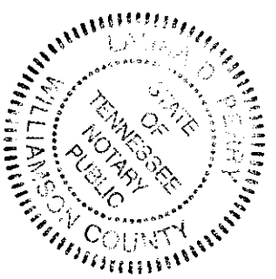
On this the 22nd day of August, 2008, before me personally appeared Louisa Branscomb, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of August, 2008.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
~~Homeland Title, LLC~~
1896 ~~General George~~ Patton I
Franklin, TN 37067
Phone: (615)599-9959