974.63

THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20090019545 DEEDWARR
Recvd: 03/24/09 15:56 2 pgs
Fees:13.00 Taxes:961.63
20090324-0026641

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
Brett A. Elam 1115 Delmas Avenue Nashville, TN 37216	~~Same~~ BANK OF AMERICA 9000 SOUTHSIDE BLVD. JACKSONVILLE FL 32256	072-10-0-149.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and sufficient and valuable considerations, the receipt of which are hereby acknowledged, hereinafter called the Grantor, KAY B. EITNEIER, have bargained and sold and by these presents do transfer and convey unto BRETT A. ELAM, a single person, hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

> ***Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Eastmoor Subdivisoin of record in Book 547, Page 177, Reg. Off. of Davidson Co., TN.***
>
> ***Being the same property conveyed to Kay B. Eitneier and Steve Outlaw by deed from Noble Properties, Inc., of record in instrument number 20070108-0003026, Reg. Office Davidson Co. TN.***
>
> ***Being the same property conveyed to Kay B. Eitneier by deed from Steve Outlaw with the said deed dated 10/02/08 and recorded on 10/08/08 in instrument number 20081008-0102215, Reg. Office Davidson Co. TN.***

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, his heirs, successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This property is improved property known as 1115 Delmas Avenue, Nashville, Tennessee, 37216.

WITNESS MY HAND(S) THIS March 20, 2009 date IN WILLIAMSON COUNTY, TENNESSEE.

KAY B. EITNEIER, a single person

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Nick Shelton, a notary of the State and County aforesaid, personally appeared KAY B. EITNEIER with whom I am personally acquainted (AND/OR proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that the as such SELLER/GRANTOR, executed the foregoing instrument for the purposes therein contained, by signing her name hereinabove. KAY B. EITNEIER personally appeared before me, a Notary for said state and county, and acknowledged that she executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct. On this March 20, 2009 date, before me personally appeared Kay B. Eitneier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WITNESS MY HAND(S) THIS March 20, 2009 date in Williamson County, TENNESSEE.

Notary Public

NICHOLS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/20/2011

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $259,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this March 20, 2009 date in Williamson County, TN.

Notary Public

NICHOLS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/20/2011