THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28785-05-2009** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me this 2nd day of July, 2009. Notary Public My Commission Expires: MAY 8, 2012

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: John David Hall 2703 Brightwood Avenue Nashville, TN 37212	**Send Tax Bills To:** SunTrust Mortgage Inc. 401 Commerce Street; Ste. 6100 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 117-04-0 152.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roy O. Elam, IV and wife, Anne T. Thompson Elam**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John David Hall, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2703 Brightwood Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of July, 2009.

Roy O. Elam, IV
BY: Whit Clark, Attorney-In-Fact

Anne T. Thompson Elam
BY: Whit Clark, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHIT CLARK, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said ROY O. ELAM, IV AND ANNE T. THOMPSON ELAM, and is authorized by the said ROY O. ELAM, IV AND ANNE T. THOMPSON ELAM, to execute this instrument on their behalf.

Witness my hand, at office, this 2nd day of July, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090045420 DEEDWARR
Recvd: 07/07/09 10:40 2 pgs
Fees:13.00 Taxes:1350.50

20090707-0063237

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Belmont Terrace as of record in Plat Book 421, page 101, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Roy O. Elam, IV, unmarried and Anne T. Thompson, unmarried as tenants in common with right of survivorship by deed dated 05/16/05 from Brian S. Good and wife, Lori J. Good of record in Instrument No. 20050515-0055791, Register's Office for Davidson County, Tennessee. The parties having since married and Anne T. Thompson now being known as Ann T. Thompson Elam and also being known as Anne Tolliver Thompson Elam.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 101, Register's Office for Davidson County, Tennessee.