PREPARED BY (AND RETURN TO):

Return:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090052946 DEEDWARR
Recvd: 08/04/09 16:08 2 pgs
Fees:13.00 Taxes:1377.51
20090804-0073167

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50150
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kevin M. Elder 104 Spring Ridge Lane Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 15515005600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$372,300.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael K. Gingras and spouse, Mary L. Gingras,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Kevin M. Elder, a single man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of First Revision, McCrory Heights of record in Book 9700, Page 162, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael K. Gingras and wife, Mary L. Gingras by deed from Buddy Dunn Contractors, L.P., a Tennessee Limited Partnership dated April 27, 1998 and recorded on April 28, 1998 of record in Book 10903, Page 160, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 162, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description.

This is improved property, known as: 104 Spring Ridge Lane, Nashville, Tennessee 37221.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2009.

Michael K. Gingras

Mary L. Gingras

State of TENNESSEE

County of DAVIDSON

On this 31st day of July, 2009, before me the undersigned authority, personally appeared Michael K. Gingras and Mary L. Gingras, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

Notary

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of TENNESSEE

County of ~~DAVIDSON~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $372,300.00.

Affiant

Sworn and subscribed before me this the 31st day of July, 2009.

My Commission Expires: 11-22-2010

Notary Public

BONNIE J. CURRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON