WARRANTY DEED

P-FTM-09-1803

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 30th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 10-16-11
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Charles J. Elkins	Fifth Third Mortgage Company	
1803 Rosebank Ave.	(NAME) P.O. Box 11060	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Orange, TX 92856-8160	07313010900
(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 MARSHA JEAN LANSFORD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES J. 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, Tennessee, being Lot No. 2 on the Plan of HENDERSON GARDENS, SECTION I, of record in Plat Book 2900, Page 75, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to WALTER H. WALKER AND WIFE, BETTY JEAN WALKER by deed from HARLAN CONSTRUCTION COMPANY, INC. of record in Book 3165, Page 363 on 12/19/1960 and filed for record on 12/23/1960, Register's Office for DAVIDSON County. The said WALTER H. WALKER AND BETTY JEAN WALKER both having since died with BETTY JEAN WALKER having Predeceased WALTER H. WALKER, and under the Last Will & Testament of BETTY JEAN WALKER (Davidson Co. Probate Court No. 06P-1589) said property was devised to MARSHA JEAN WALKER.
ALSO being the same property conveyed to MARSHA JEAN LANSFORD by deed from GARY W. TEMPLE, ADMINISTRATOR FOR THE ESTATE OF BETTY JEAN WALKER, of record in Instrument 200802280019596 on 02/27/2008 and filed for record on 02/28/2008, Register's Office for DAVIDSON County.(MARSHA JEAN WALKER and MARSHA JEAN LANSFORD being one and the same person)

Grantor has not occupied the above property as her primary residence.

This conveyance is subject to A) 2009 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2900, page 75, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1803 ROSEBANK AVENUE, NASHVILLE, Tennessee 37216-4109
(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 30th day of July, 2009.

Marsha Jean Lansford

Marsha Jean Lansford by Carol A. Clawson, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20090054803 DEEDWARR
Recvd: 08/11/09 12:33 2 pgs
Fees:13.00 Taxes:601.25

20090811-0075545

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 30th day of July, 2009, before me personally appeared Gary W. Temple to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marsha Jean Lansford and who acknowledged he/she/they executed the same as the free act and deed of the said Marsha Jean Lansford.

Witness my hand and official seal, this the 30th day of July, 2009.

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