WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090086280 DEEDWARR
Recvd: 12/23/09 08:58 2 pgs
Fees: 13.00 Taxes: 784.40
20091223-0116646

G-VRE-09-0308

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 5·8·12

(AFFIX SEAL)

MEREDITH BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan D. Herweyer	SunTrust Mortgage, Inc..	
308 South 7th Street	(NAME) P.O. Box 79041	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Baltimore, MD 21279	82-16-312.00
(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, I/we JOHN ELAM AND WIFE, LULU ELAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATHAN D. HERWEYER AND ERIN E. TAACK, HUSBAND AND WIFE, 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 PARTS OF LOTS 16 AND 17 ON THE PLAN OF WILLIAMS ADDITION TO EDGEFIELD, OF RECORD IN BOOK 21, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF SOUTH 7TH STREET 79.5 FEET, MORE OR LESS, NORTHWARDLY FROM THE NORTHERLY MARGIN OF BOSCOBEL STREET; THENCE WITH THE WESTERLY MARGIN OF SOUTH 7TH STREET; NORTHERLY 95.5 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WESTWARDLY WITH THE SOUTHERLY MARGIN OF SAID ALLEY 100 FEET, MORE OR LESS, TO THE COMMON CORNER OF LOTS 17 AND 18; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 95.5 FEET, MORE OR LESS, TO A POINT 79.5 FEET, MORE OR LESS, FROM THE NORTHERLY MARGIN OF BOSCOBEL STREET; THENCE EASTWARDLY AND PARALLEL TO SAID BOSCOBEL STREET, 100 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN ELAM AND WIFE, LULU ELAM BY SPECIAL WARRANTY DEED FROM BANK OF NEW YORK, AS TRUSTEE,RECORDED ON THE 4TH DAY OF SEPTEMBER, 2002 IN INSTRUMENT NO. 20020904-0107160, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 21, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 308 South 7th Street, Nashville, Tennessee 37206
(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 21st day of December, 2009.

John Elam

Lulu Elam

STATE OF Tennessee
COUNTY OF Davidson

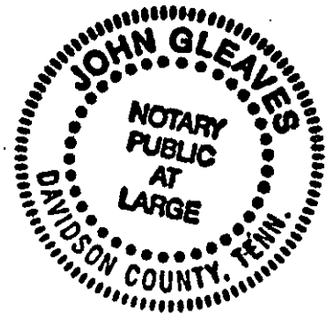
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Elam and Lulu Elam, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2009.

Notary Public

My Commission Expires: 7-2470

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903