Davidson County DEEDWARR
Recvd: 05/12/10 12:44 3 pgs
Fees:18.00 Taxes:457.32
20100512-0036571

Return to:
Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $123,600.00

Affiant

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 23rd day of April, 2010.

Notary Public
My commission expires: 3/18/14

06-1003-73865

Address of New Owner:	Send Tax Bills to:	Tax Information
James A. Elliott, Jr.	Bank of America, N.A.	075-10-0-165.00
4211 Sweden Drive	4500 Amon Carter Blvd.	
Hermitage TN 37076	Ft. Worth, TX 76128	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Christine Delozier, now known as Christie Kehn, and Teresa Lynne Stinson, and Paul Travis Delozier, and Cynthia Ann Hutchinson, and Julius Rabon Huffines, Jr., Heirs at Law of Gladys M. Huffines, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James A. Elliott, Jr.,**_____hereinafter called the Grantees, their successors and assigns, a 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. 284, on the Plan of Hermitage Estates, Section II, of record in Book 3700, Page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lelon Huffines and wife, Gladys M. Huffines by deed from Malvin Homes, Inc., dated February 11, 1967, recorded February 17, 1967, of record in Book 4103, Page 791, Register's Office for Davidson County, Tennessee. The said Lelon Huffines having predeceased Gladys M. Huffines. The said Gladys M. Huffines having since died testate leaving Linda Christine Delozier, now known as Christie Kehn, and Teresa Lynne Stinson, and Paul Travis Delozier, and Cynthia Ann Hutchinson, and Julius Rabon Huffines, Jr., as her only heirs at law to the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **4211 Sweden Drive, Hermitage, TN 37076**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 23rd day of April, 2010.

Linda Christine Delozier, now Kehn — Teresa Lynne Stinson

Linda Christine Delozier,now Kehn — Teresa Lynne Stinson

Cynthia Ann Hutchinson by Teresa Lynne Stinson as her attorney in fact — Julius Rabon Huffines, Jr. by Teresa Lynne Stinson as his attorney in fact

Cynthia Ann Hutchinson, by Teresa Lynne Stinson, as her attorney in fact

Julius Rabon Huffines ,Jr., by Teresa Lynne Stinson, as his attorney in fact

Paul Travis DeLozier by Linda Christine DeLozier, now Kehn as attorney in fact

Paul Travis Delozier, by Linda Christine Delozier, now Kehn, as his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Christine Delozier,now Kehn and Teresa Lynne Stinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 23rd day of April, 2010.

Notary

My Commission expires 1-17-12

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 17, 2012

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teresa Lynne Stinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Cynthia Ann Hutchinson and Julius Rabon Huffines, Jr. and that she is authorized by Cynthia Ann Hutchinson and Julius Rabon Huffines, Jr. to execute this instrument on their behalf.

Witness my hand in Mt. Juliet, TN, this 23rd day of April, 2010.

Notary Public

My Commission 1-17-12

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 17, 2012

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Christine Delozier, now Kehn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Paul Travis Delozier and that she is authorized by Paul Travis Delozier to execute this instrument on his behalf.

Witness my hand in Mt. Juliet, TN, this 23rd day of April, 2010.

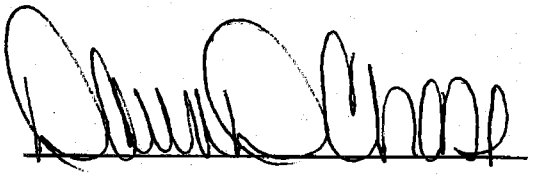
Notary Public

My Commission

1-17-12

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 17, 2012

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

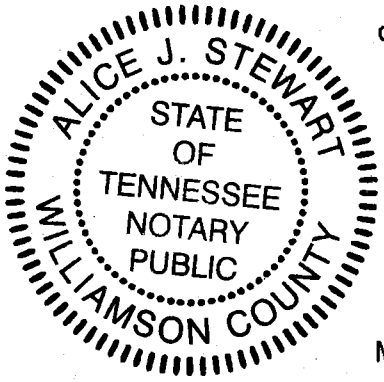


Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Alice J Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).