309.-

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$80,000.00**.

Affiant

Sworn to and subscribed before me this 27 day of July, 2011.

NOTARY PUBLIC

My Commission Expires: 5-26-14

ROBERT F. SPANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20110045648 DEEDWARR
Recvd: 07/28/11 08:25 2 pgs
Fees: 13.00 Taxes: 296.00
20110728-0057641

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Wayne Elsey	Same	05303011100
2133 Lakeshore Drive		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Alan Lonow, married**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Wayne Elsey, unmarried**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Fourth Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 123, Section C, Village of Old Hickory, as shown by plan recorded July 16, 1948, in Book 1424, page 66, Register's Office for Davidson County, Tennessee; located on the southeast intersection of Berry and Thirteenth Streets, containing 0.08 acres, more or less, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Richard Alan Lonow by deed from Robert R. Crues and wife, Pamela J. Crues, of record in Book 8247, page 839, Register's Office for Davidson County, Tennessee.

The above-described property is not the place of usual residence of Richard Alan Lonow.

This is improved property known as 1301 Berry Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 27 day of July, 2011.

RICHARD ALAN LONOW

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Richard Alan Lonow**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27 day of July, 2011.

ROBERT F. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14