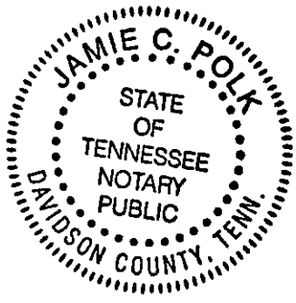
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,950.00

John A Brummitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2013

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John A. Brummitt	SunTrust Mortgage, Inc.	Parcel ID:
508 Crosswood Ct.	901 Semmes Ave.	09606022500
Nashville, TN 37214	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Estate of Lafayette B. Elkins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John A. Brummitt and wife, Ashley E. Brummit

hereinafter called the GRANTEES, their heirs 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. 510 on the Map of Cloverhill, Section No. VIII, as of record in Book 2331, Pages 10 and 11, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Lafayette Elkins and wife, Jenetta Elkins by deed from A.H. Johnson and wife, Malvin Johnson, of record in Book 2399, Page 84, said Register's Office. The said Lafayette Elkins and Jenetta Elkins now being deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2145, Page 262 amended in Book 2334, Page 307, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Pages 10 and 11; and (3) TVA Line Easement acress property per plat, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 508 Crosswood Ct., Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 24th day of May, 2013.

Estate of Lafayette B. Elkins

BY: Michael R. Pinkerton
Michael R. Pinkerton
Administrator

BILL GARRETT, Davidson County
Trans:T20130044106 DEEDWARR
Recvd: 05/28/13 10:54 2 pgs
Fees:13.00 Taxes:332.82

20130528-0053357

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 Michael R. Pinkerton, Administrator for Estate of Lafayette B. Elkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the Administrator of the Estate of Lafayette B. Elkins and as such Administrator he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2013.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.