[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
		26b-14441
M. Lee Barrett, Jr.	New Owner	Map and Parcel
976 Murfreesboro Pike		120-05-0-044.00
Nashville, TN 37217		

This instrument prepared by: Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Edith Mae Elkins, a single person** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **M. Lee Barrett, Jr.** (The "Grantee"), his heirs and/or assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 169, STARDUST ACRES, as shown on plat of record in Plat Book 1424, page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leburn Elkins and wife, Edith Maw Elkins by Warranty deed from Lee E. Cothron and wife, Betty A. Cothron, recorded on the 14th day of August, 1962 in Deed Book 3428, page 615, said Register's Office for Davidson County, Tennessee. Leburn Elkins has since died on December 19, 1997 and upon his death title was vested in Edith Maw Elkins as the sole surviving tenant by the entirety.

This is improved real property commonly known as 1245 Saturn Drive, Nashville, TN 37217.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Any and all matters appearing on the Plat of record in Plat Book 1424, page 92, said Register's Office for Williamson, County, Tennessee.
3. Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4122, page 706 and Instrument Number 20121023-0096993, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $51,650.00.

Affiant

Subscribed and sworn to before me this 9th day of July, 2013.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

My commission expires:_____

BILL GARRETT, Davidson County
Trans:T20130058651 DEEDWARR
Recvd: 07/10/13 11:09 3 pgs
Fees:18.00 Taxes:191.85

20130710-0071267

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above. And Grantor does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of July, 2013.

Edith Mae Elkins

Edith Mae Elkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Edith Mae Elkins with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of July, 2013.

NOTARY PUBLIC

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of July, 2013, before me personally appeared Edith Mae Elkins, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged his/her execution of the same to be his/her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expi

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017