FILE BOX 45

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of July, 2000.

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: 3/29/2003

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Instr:200007310075423 Page: 1 OF 2
REC'D FOR REC 07/31/2000 2:59:58PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $240.50

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jack H. Sells
5157 Fredericksburg Way E.
Brentwood, TN 37027

SEND TAX BILLS TO:

New Owner

MAP-PARCEL NUMBERS:
092-15-0-A-309.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David B. Caldwell, a married person,** (the property not principal residence of Grantor) hereinafter referred to as Grantors, hereby transfers and conveys to **Jack H. Sells, a married person,** hereinafter referred to as 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 UNIT No. 309 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, page 72, amended in Book 7232, page 259, Register's Office for Davidson County, Tennessee, together with a 1/48th undivided interest in the common elements as described in said Master Deed.

Being the same property conveyed to James R. Caldwell and wife, Shirley B. Caldwell by deed from GIR Investments, a Tennessee General Partnership, of record in Book 7240, page 80 and further conveyed to David B. Caldwell and Sharon Caldwell Aucoin by Quitclaim of record in instrument number 200001040000951 and further conveyed to David B. Caldwell by Quitclaim Deed of record in instrument number 200001040000952, said Register's Office for Davidson County, Tennessee.

FILE BOX 45

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed of record in Book 6657, page 72 and Book 7232, page 259, Register's Office for Davidson County, Tennessee.

By Laws of record in Book 6657, page 106, said Register's Office.

All matters on plat of record in Book 21, page 141, said Register's Office.

Homeowners Charter of record in Book 7013, page 60, said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2325 Elliston Place, #309, Nashville, Tennessee 37203.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 28th day of July, 2000.

David B. Caldwell

**David B. Caldwell**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David B. Caldwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2000.

Notary Public

11-18-01

My Commission Expires

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

02116-BP