Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 04/09/01 08:59 3pgs
Fees:15.00 Taxes:280.83
20010409-0034288

# Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Michele Ezzell** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto (hereinafter referred to as "Grantee(s)"), **Consuela L. Nicholas** it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 30th day of March 2001.

Michele Ezzell
**Michele Ezzell**

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Michele Ezzell** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 30th day of March 2001.

Cheryl M. Traverse
Notary Public
My Commission expires: 12-20-03

CHERYL M. TRAVERSE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE Of Tennessee
COUNTY Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $75,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of March 2001.

Notary Public

My Commission expires: 12-20-03

CHERYL M. TRAVERSE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Map and Parcel Numbers: 96/11/0A/38.00CO

**Address of New Owner:**
311 Hickory Place, Unit E5
Nashville, TN 37214

**Send Tax Bills To:**
same

6-010067

Unit No.E-5, Hickory Place Condominiums, of record in Master Deed of record in Book 6654, page 910, and referred to as Exhibit "B" found as page 912 and corrected in Book 6759, page 533, and referred to as Exhibit "B" found at Page 912 and 535, said corrected Book, Unit E-5 being part of the Unit Plan for Phases 2-8, Section I, Hickory Place Condominiums, of record in Plat Book 6260, page 795, all references of record in the Register's Office for Davidson County, Tennessee, to which plat reference are hereby made for a more complete description of said unit.

Subject to any easements and/or setback lines, restrictive covenants, of record as recorded in Book 6472, page 435, Book 6476, page 668 and in Plat Book 6230, page 795, all in the Register's Office for Davidson County,Tennessee.

Being the same property conveyed to Michelle Ezzell by Warranty Deed from Right Mortgage Company dated November 15, 1996 and recorded in Book 10261, page 738, Register's Office for Davidson County, Tennessee.

mE

(6-010067/3)