WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of July, 2001, by and between **Michael A. Bottari, unmarried**, party of the first part, and **Eric Trevor Elmquist and Carol Elmquist** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Nashville**, County of **Davidson County**, State of **Tennessee**.

Davidson County DEEDWARR
Recvd: 08/21/01 10:38 3pgs
Fees:18.00 Taxes:540.20
20010821-0090052

Parcel #: 104-06-0-N-203.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as setforth above, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michael A. ~~Bottari~~ Bottari (MAB)

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael A. ~~Bottari~~** Bottari (MAB) to me known to the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31st day of July, 2001.

Notary Public

My commission expires:_____

NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
WILLIAMSON COUNTY

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Property address: **203 Rose Hall**
Nashville, Tennessee 37212

Owner's name: **Eric Trevor Elmquist**
Carol Elmquist

and address: **203 Rose Hall**
Nashville, Tennessee 37212

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Same

This instrument prepared by:
Elite Title Company, LLC
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

File No.: 6-010236

Return to: **Elite Title Company, LLC**
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **146,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

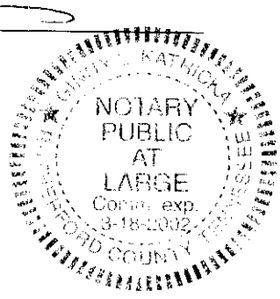
Affiant

Subscribed and sworn to before me this ~~31st~~ 2 AUGUST 6K day of **July, 2001**.

Notary Public

My Commission Expires_____

(FOR RECORDING DATA ONLY)



A certain tract or parcel of land in Davidson County, Tennessee, as described as follows, to-wit:

Being a certain condominium apartment in Davidson County, Tennessee being Unit No. 203 on the Plan of Rose Hall Condominiums of record in Plat Book 6900, page 379 of the Register's Office for Davidson County, Tennessee which amends Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Place of record in Book 332, page 15 of Said Register's Office to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael A. Bottari, unmarried from Terry N. Pefanis and wife, Susan O. Pefanis by Warranty Deed dated July 9, 1993 and recorded in Book 9044, page 837 and rerecorded in Book 9057, page 994 of the Register's Office for Davidson County, Tennessee.