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

Davidson County DEEDWARR
Recvd: 02/05/02 14:43 3pgs
Fees:18.00 Taxes:484.70
20020205-0015988

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 **William B. Ellis and Penny M. Ellis, husband and wife** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Videl Gaston** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in ~~Williamson~~ Davidson, State of Tennessee, and being described as follows, to-wit:

See 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 28th **day of January, 2002.**

William B. Ellis

William B. Ellis

Penny M. Ellis

Penny M. Ellis

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **William B. Ellis and Penny M. Ellis** 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 28th day of January 2001.

Jennifer R. Peters
Notary Public
My Commission expires:

JENNIFER R. PETERS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
29, 2005

STATE OF Tennessee
COUNTY Of Wilson

The actual consideration or value, whichever is greater, for this transfer is $131,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Cheryl M. Trevino
Affiant

Subscribed and sworn to before me, this 28th day of January 2002.

Jennifer R. Peters
Notary Public
My Commission expires:

JENNIFER R. PETERS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JAN. 29, 2006

Map and Parcel: 87-01-0-A-81.00

Address of New Owner:
3004 Glenboro Drive
Hermitage, TN 37076

Send Tax Bills To:

Same

6020005

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

Land in Davidson County, Tennessee, being lot No. 123 on the Plan of Chesney Glen, Section Two, A Planned Unit Development, as of record in Book 9700, page 434, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William B. Ellis and Penny M. Ellis, husband and wife from Beazer Homes Corp. D/B/A Phillips Builders, A Tennesseee Corporation by Warranty Deed dated July 30, 1998 and recorded August 3, 1998 in Book 11048, page 181, Register's Office for Davidson County, Tennessee.