Davidson County DEEDWARR
Recvd: 02/27/02 15:26 2pgs
Fees:13.00 Taxes:259.00
20020227-0025191

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER

Maria M. Wood
105 Leake Avenue
Unit 54, Belle Meade Towers
Nashville, TN 37205

SEND TAX BILLTO:

SAME

MAP-PARCEL NO.

Map116-13-C
Parcel 54.00CO

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Lorraine C. Ellison,** unmarried, being one and the same as Alice Lorraine Ellison ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **Maria M. Wood,** unmarried ("Grantee"), her heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Apartment No. 54 in Belle Meade Towers, a Horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the Plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489, and further amended by instrument of record in Book 4631, page 407, and Book 4631, page 410, Book 4851, page 950, and Book 5046, page 828, Register's Office for Davidson County, Tennessee, to which reference is here made. Parking Space No. 19 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.
>
> Being the same property conveyed to Lorraine C. Ellison, being one and the same as Alice Lorraine Ellison, by Deed from Dempsey Weaver, III and wife, Elizabeth E. Weaver of record in Book 5620, page 721, Registers' Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County Taxes, a lien not yet due and payable

(2) Subject to all matters shown on the Plan of record as Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee.

(3) Easement granted by H.B. Alexander and wife, to American Telephone and Telegraph Co. for telephone lines and/or trimming trees, of record in Book 1207, page 547, said Register's Office.

(4) A building clearance easement of 2 feet in width was granted A.H. Reich and wife, by instrument of record in Book 3183, page 201, said Register's Office.

(5) Easement for sanitary sewer and/or storm drainage improvements were granted Metropolitan Gov. of Nashville & Davidson County, Tennessee, by instrument of record in Book 3839, page 983, in said Register's Office.

(6) Permanent and temporary easements for the construction of bridge and channel changes were granted Metropolitan Gov. of Nashville & Davidson County, Tenn. And more fully set forth in the instrument of record in Book 4355, page 696, said Register's Office.

(7) Terms and conditions as set out in master deed, recorded in Book 4469, page 530, and Book 4469, page 549 and corrected in Book 4494, page 489 and Book 4631, pages 407 and 410, and further amended in Book 4851, page 950, said Register's Office.

(8) Lien for pro-rated expenses of administration assessments, maintenance etc. as set out in Book 4469, page 530, said Register's office.

(9) Subject to rights of others in and to the common areas/elements.

(10) Easement to Nashville Gas Company of record in Book 6701, page 203, said Register's Office.

(11) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A., Sections 66-27-101, et seq.

This is improved property commonly known as 105 Leake Avenue, Unit #54, Belle Meade Towers, Nashville, Davidson County, Tennessee 37205.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 26th day of February, 2002.

Lorraine C. Ellison
by Capell Teas Cross Attorney in fact

Lorraine C. Ellison, being one and the same as Alice Lorraine Ellison
By: Capell Teas Cross, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Capell Teas Cross , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the ATTORNEY-IN-FACT of Lorraine C. Ellison, being one and the same as Alice Lorraine Ellison, and is authorized by her to execute this instrument on behalf of her.

WITNESS my hand, at office, this 26th day of February, 2002.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Sworn to and subscribed before me this 26th day of February, 2002.

Notary Public

My Commission Expires: 5/26/02