PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **August, 2003, by and between JUANITA M. ELLIS, A WIDOW, UNMARRIED, hereinafter called Grantor, and JASON STOCKTON, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JUANITA M. ELLIS, A WIDOW, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto JASON STOCKTON, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 300 DUE WEST AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Juanita M. Ellis

JUANITA M. ELLIS
Signature of Seller

Davidson County DEEDWARR
Recvd: 08/12/03 08:30 3pgs
Fees:18.00 Taxes:290.45

20030812-0114874

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JUANITA M. ELLIS, A WIDOW, UNMARRIED , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of August, 2003.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JASON STOCKTON, ~~UN~~MARRIED

300 DUE WEST AVENUE
MADISON, TN 37115

Property Address:

300 DUE WEST AVENUE
MADISON, TN 37115

Person Responsible for Taxes:
COLUMBIA NAT'L INC
POBOX 3050
COLUMBIA, MD. 21045-
6050

Map & Parcel #: MAP 51-7, PARCEL 40

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$78,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **August, 2003.**

Notary Public

My Commission Expires: 5/30/2004

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MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 1-A on the Plan of Zone Lot Division Lots 1 and 2, Stratton Place Subdivision, of record in Book 5800, page 141, which said plat amends the Plan of the Resubdivision of a part of Stratton Place Subdivision, of record in Plat Book 5200, page 471, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to PYLANT L. ELLIS AND WIFE, JUANITA M. ELLIS, by Warranty Deed from NORMA NEYMAN & CHRISTINE LORET, of record in INSTRUMENT NO. 20001109-0111653, Register's Office for DAVIDSON County, Tennessee. The said Pylant L. Ellis having since died on 7-23-03, the property vests by operation of law in his surviving spouse, JUANITA M. ELLIS, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 51-7, PARCEL 40).
2. All matters as set forth on the Plan of RESUBDIVISION OF A PART OF STRATTON PLACE SUBDIVISION, of record in Plat Book 5200, page 471, said Register's Office,(which voids and supercedes original plan of record ini Plat Book 547, page 182) including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Plan of Zone Lot Division of Lots 1 and 2 Stratton Place Subdivision of record in Plat Book 5800, page 141, which amends the recording of Lot Nos. 1 and 2 on the Plan of Stratton Place Subdivision, of record in Plat Book 5200, page 471.

4. Restrictive Covenants of record in Book 5991, Page 985, Register's Office for DAVIDSON County, Tennessee.

5. Restrictions Promulgated by Ordinance 082-943, of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5991, page 990, said Register's Office.

6. Sewer easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5506, page 552, said Register's Office.