THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21402-07-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $157,500.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Sherman Elias Shelley F. Elias 4500 Post Road #B18 Nashville, TN 37205	**Send Tax Bills To:** Union Planters Mortgage 2019 Richard Jones Rd. Nashville, TN 37215	**Tax Information:** Map No.130.14 Parcel No. 018.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judith S. Adkisson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sherman Elias and wife, Shelley F. Elias** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4500 Post Road #B18, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this July 28, 2003.

Judith S. Adkisson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Judith S. Adkisson** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2003.

Notary Public

My Commission Expires: _____

OR

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 08/13/03 13:51 2pgs
Fees:13.00 Taxes:582.75

20030813-0116291

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B-18 on the Plan of The Hillwood, Revised as of record in Plat Book 6250, page 503 (which supersedes Plat Book 5200, page 43 as referred in prior deed), Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Judith S. Adkisson by deed dated December 29, 1986 from Mark Kelly and wife, Tyra DeCarlo of record in Book 7088, page 747, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictions of record for The Hillwood Condominiums of record in Book 5280, page 464 as amended in Book 5281, page 357, Book 6553, page 108, Book 6612, page 155, Book 7702, page 606, Book 7822, page 263;
3) Charter of record in Book 5286, page 122; and
4) All matters appearing on the Plan of record in Book 4300, page 56 and revised in Book 6250, page 503, Register's Office for Davidson County, Tennessee.