THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22007-11-2003** **American Mortgage Closers, LLC** **5110 Maryland Way** **Suite 320** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $138,500.00. Affiant Subscribed and sworn to before me, 20th day of November, 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:	**Send Tax Bills To:**	**Tax Information:**
Tonya Ellis 3000 Hillsboro Road #122 Nashville, TN 37215	Same	Map No. 117-03-A Parcel No. 122.00 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, **Rogina B. Baker, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tonya Ellis, unmarried** ("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 3000 Hillsboro Road #122, Nashville, TN, 37215

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 the 20th day of November, 2003.

Rogina B. Baker

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 20th day of November, 2003.

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

Notary Public

My Commission Expires:

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 11/25/03 15:40 2pgs
Fees:13.00 Taxes:512.45

20031125-0171368

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 122 on the Plan of Versailles Apartments of record in Plat Book 5050, page 80 corrected in Book 5171, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Apartments, a horizontal property regime established by Master Deed of record in Book 5168, page 944 amended in Book 5589, page 367, Book 5659, page 641, Book 5667, page 375, Book 770, page 955 and Book 8434, page 719, said Register's Office.

Being the same property conveyed to Rogina B. Baker, a single woman by deed dated May 9, 2003 from George J. Cox, a single man, of record as Instrument No. 20030513-0064408, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Charter of Incorporation of Versailles Townhomes Homeowners Association of record in Book 5179, Page 858, Register's Office for Davidson County, Tennessee;
3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Versailles Townhomes Homeowners Association, of record in Book 5168, Page 944 as amended in Book 5589, page 367, Book 5659, page 641, Book 5667, page 375, Book 7770, page 955 and Book 8434, page 719, Register's Office for Davidson County, Tennessee;
4) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4158, page 34, Register's Office for Davidson County, Tennessee
5) Easement for sanitary sewer of record in Book 3531, page 592, Register's Office for Davidson County, Tennessee
6) Easement for dedication of record in Book 4240, page 209, Register's Office for Davidson County, Tennessee
7) Easement for access road of record in Book 5221, page 681, Register's Office for Davidson County, Tennessee;
8) All matters appearing on the Plan of record in Book 5050, page 80 corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee.