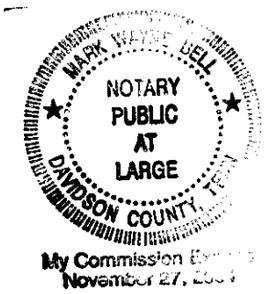
Box 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204



My Commission Expires
November 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $120,000.00

Affiant

Subscribed and sworn before me this the 30th of January, 2004.

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 01/30/04 15:23 2pgs
Fees:13.00 Taxes:444.00

20040130-0011991

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ronald C. Ellis	SunTrust Mortgage, Inc.	61-06-013-305 CO
3314 West End Avenue, # N305	201 4th Ave., 7th Floor	
Nashville, TN 37203	Nashville, TN 37219	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kendall Moore, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronald C. Ellis and Kelly M. Ellis, Husband and Wife, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 305 of the Park Road Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5845, page 831, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest, in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Book 5200, page 390, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to KENDALL MOORE, by deed of record as Instrument No. 20030828-0124819, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 3314 West End Avenue, # N305, Nashville, TN 37203.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th of January, 2004.

Kendall Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kendall Moore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th of January, 2004.

My commission expires:

Notary Public

MARK WAYNE BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
November 27, 2004