RECORD & RETURN TO: File Box 9-B
First Title & Escrow Co., Inc.
#22186

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/04 14:15 2pgs
Fees:13.00 Taxes:2719.50
20040212-0017009

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $734,999.99.

Denese O. Shervington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF FEBRUARY, 2004.

NOTARY PUBLIC
9-25-04

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19899SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Denese O. Shervington 805 Alder Drive Nashville, TN 37220	AmSouth Bank 2050 Parkway Office Circle North Bldg. Birmingham, AL 35244	132-14-87

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elite Homes, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Denese O. Shervington*, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 4, on the Final Plat of Alder Gate, of record as Instrument No. 20020307-0029056, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elite Homes, LLC, a Tennessee limited liability company by Quitclaim Deed from Alder Gate Development, Inc., a Tennessee corporation, of record as Instrument No. 20030113-0005459, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on plan of record as Instrument No. 20020307-0029056, Register's Office for Davidson County, Tennessee.
3. Any garage erected on subject property, attached or unattached, shall not at any time be used as a temporary or permanent residence or living area of any kind, which said restriction shall run with the land.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as: 805 Alder Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 3rd day of February, 2004.

Elite Homes, LLC, a Tennessee limited liability company:

By: Peggy Krebs, Chief Manager

Peggy Krebs, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, Peggy Krebs, 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, and who further acknowledged that she is the Chief Manager of Elite Homes, LLC, the maker and is authorized by the limited liability company to execute this instrument on behalf of the company in her capacity as Chief Manager.

WITNESS my hand and seal of office in Nashville, Tennessee, this 3RD day of February, 2004.

NOTARY PUBLIC

My Commission Expires: _____

