Davidson County DEEDWARR
Recvd: 05/03/04 13:09 2pgs
Fees:13.00 Taxes:128.02
20040503-0050064

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $34,600.00.

Subscribed and sworn to before me, this 30th day of April, 2004.

My commission expires 9/30/06

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

WARRANTY DEED

This Instrument Prepared by

First National Financial
Title Services, Inc.
Brentwood, TN 37027
#129343

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:
NAME:Joseph N. Petkosh and Kimberly M. Petkosh	NAME New Owner SAME :
STREET ADDRESS: 370 Wallace Road, Unit D18	STREET ADDRESS
ADDRESS: CITY , STATE ZIP, CODE 370 Wallace Road, Unit D18, Nashville, TN 37211	LENDER CITY, STATE , ZIP CODE
MAP & PARCEL NO. 147-03-0-B 072.00CO	

Or And In Consideration Of The Sum Of Ten Dollars, Cash In Hand Paid By The Hereinafter Named Grantees, And Other Good And Valuable Considerations, The Receipt Of Which Is Hereby Acknowledged,

Earl W. Elrod and E. Jane Elrod, husband and wife
Hereinafter Called Grantors, Have Bargained And Sold, And By These Presents Do Hereby Transfer And Convey Unto Joseph N. Petkosh and Kimberly M. Petkosh, husband and wife
Hereinafter Called Grantee, Their Heirs And Assigns, A Certain Tract Or Parcel Of Land, Together With All Tenements, Hereditaments And Appurtenances Thereto, Located In Davidson County, State Of Tennessee, More Particularly Described As Follows:

Exhibit A

A certain Condominium apartment located in Davidson County, Tennessee, being Unit No. D-18, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, 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 Southern Hills Condominium as set fourth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Earl W. Elrod and wife, E. Jane Elrod by Warranty Deed from Addie L. Wells and husband, E. Robert Wells, dated 03/29/1994, recorded 03/30/1994, in Book 9295, Page 321, in the Register's Office of Davidson County, Tennessee Records.

This Is Improved Property Known As

370 Wallace Road, Unit D18
Nashville, TN 37211

To Have And To Hold The Said Tract Or Parcel Of Land, With The Appurtenance, Estate, Title And Interest Thereto Belonging To The Said Grantees, Their Heirs And Assigns, Forever; And We Do Covenant With The Said Grantees That We 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; And We Do Further Covenant And Bind Ourselves, Our Heirs And Representatives, To Warrant And Forever Defend The Title To The Said Land To The Said Grantees, Their 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.

In Witness Whereof, The Parties Of The First Part have hereunto set their hands and seals. Dated The Day And Year First Above Written.

Sealed and Delivered
IN THE PRESENCE OF US:

_____ Earl W Elrod {SEAL}
Earl W. Elrod

_____ E. Jane Elrod {SEAL}
E. Jane Elrod

State of Tennessee } ss
County of Davidson

On this the 30th day of April, 2004, before me, the undersigned Notary Public, personally appeared **Earl W. Elrod and E. Jane Elrod**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
My commission expires _____

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006