Davidson County DEEDWARR
Recvd: 06/09/04 14:51 3pgs
Fees:18.00 Taxes:888.00
20040609-0068445

This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-518976**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-seventh day of May, 2004**, by and between **Kenneth L. Ellzy, an unmarried man and Rena C. Ellzy, a married woman as joint tenants with right of survivorship**, parties of the first part, and **William H. Farmer**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 16, BUILDING 3, SECTION III, PHASE IA, EAGLE RIDGE AT THE RESERVE Condominiums, a Horizontal Property Regime, as established under Master Deed of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 2 to the Master Deed, of record in Instrument No. 20020304-0026998, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kenneth L. Ellzy and Rena C. Ellzy by deed from Eagle Ridge at the Reserve, LLC, recorded the 10th day of May, 2002 in Instrument No. 20020510-0057870, in the Register's Office of Davidson County, Tennessee.

Grantor warrants that the subject property conveyed herein is not their marital residence.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: in said Register's office.

This conveyance is made subject to:
Taxes for the year 2004 and subsequent years, easements and restrictions of record.

Parcel ID # **128-12A-16**
X Improved OR
Unimproved property located at: **320 Old Hickory Blvd. Unit 301, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kenneth L. Ellzy

Rena C. Ellzy

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kenneth L. Ellzy, an unmarried man and Rena C. Ellzy, a married woman as joint tenants with right of survivorship** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-seventh day of May, 2004.**

Sharon L. Riney

Notary Public

My Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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Owner's Name: **William H. Farmer**

and Address: **320 Old Hickory Blvd. Unit 301**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$240,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carrie Fiesler

Affiant

Subscribed and sworn to before me this **Twenty-seventh day of May, 2004.**

Notary Public

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE