This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040264

Elite Title Company
109 Westpark Drive
Suite 100
Brentwood, TN 37027

Send Tax Bills To:
SunTrust Mortgage, Inc.
201 Fourth Ave. N/7th Floor
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 07/06/04 15:10 2pgs
Fees:13.00 Taxes:306.73

20040706-0080085

New Owner is:
Laura Elizabeth Ellis
5702 Brentwood Trace
Brentwood, TN 37027

MAP: 160-14-O-B
PARCEL: 2.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Roy G. Skinner and wife, Nathleene Skinner**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Laura Elizabeth Ellis, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 5702 on the Plan of Brentwood Trace Condominiums, a Horizontal Property Regime, of record in Book 5200, page 219, as revised in Book 5200, page 230 and Book 5200, page 261, said Register's Office and described in Master Deed recorded in Book 5524, page 415, as amended in Book 5545, page 510 and Book 5868, page 70, said Register's Office.

Being the same property conveyed to Roy G. Skinner, unmarried, from Vicki S. Canter, unmarried, by Warranty Deed dated February 16, 1996 and recorded February 20, 1996 in Book 9952, page 414, Register's Office for Davidson County.

This conveyance is subject to Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510 and Book 5868, page 70; and all matters of record on plat in Book 5200, page 230 and Book 5200, page 261, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of June, 2004.

GRANTOR:

Roy G. Skinner

Roy G. Skinner

Nathleene C. Skinner

Nathleene Skinner

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Roy G. Skinner and Nathleene Skinner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of June, 2004.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The actual consideration or value, whichever is greater, for this transfer is $82,900.00.

Affiant

SWORN TO and subscribed before me this 30th day of June, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires: _____