Davidson County DEEDWARR
Recvd: 07/12/04 10:49 2pgs
Fees:13.00 Taxes:680.80
20040712-0082521

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $184,000.00.

Affiant

Subscribed and sworn before me this the 16th of June, 2004.

Notary Public
My commission expires: Dec. 5, 2007

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin P. Sones 4710 Utah Ave. Nashville, TN 37209	~~Bank of Brookhaven~~ Franklin American Mortgage Co 501 Corporate Center Dr., S400 Franklin, TN 37067	MAP 103-03-0-B PAR 002CO

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, Elisabeth D. Howard, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Benjamin P. Sones and wife, Estelle M. Sones, 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. "B" and Private Elements of Unit No. "B" of the Forty-Eighth Avenue Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 10023, Page 344 and as supplemented in Book 10046, page 725, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 10023, Page 364, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Forty-Eight Avenue Condominiums, as shown on Exhibit "B" of the Master Deed, of record in Book 10023, page 363, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to ELIZEBETH D. HOWARD, UNMARRIED, by deed from S. JANE SMITH AND REUBEN M. SMITH, WIFE AND HUSBAND, of record as Instrument No. 20020607-0069361.

THIS IS IMPROVED PROPERTY KNOWN AS 4710 Utah Ave., Nashville, TN 37209.

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 16th of June, 2004.

Elisabeth D. Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elisabeth D. Howard, 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 16th of June, 2004.

My commission expires:

Notary Public

