WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 134,800.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF AUGUST, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00373 ELTROP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Helena Eltrop	Countrywide Home Loans, Inc.	MAP:161-11-O-A
414 Huntington Ridge	3011 Armory Drive, Ste 120	Parcel:86.00 CO
Nashville, TN 37211	Nashville, TN 37204	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WENDY D. DAVIS, NOW WENDY PERROTTE AND HUSBAND, SHAWN W. PERROTTE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

HELENA ELTROP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 414 Huntington Ridge, Nashville, TN 37211

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, its successors and assigns, forever; and the 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, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 17th day of August, 2004.

Wendy Perrotte

Shawn W. Perrotte

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, WENDY PERROTTE AND SHAWN W. PERROTTE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 17th day of August, 2004.

Notary Public _____

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 08/20/04 11:10 2pgs
Fees:13.00 Taxes:498.76

20040820-0100830

EXHIBIT A - LEGAL DESCRIPTION

Being Unit No. 86 on the Plan of Huntington Ridge townhouses of record in Book 4675, Page 9, as revised in Book 9700, Page 846, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Wendy D. Davis, an unmarried person by Deed of record in Instrument Number 20030502-0058764, said Register's Office. Wendy D. Davis having since married, is now known as Wendy E. Perrotte.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.