STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000. 00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of August, 2004.

Notary Public

My Commission Expires: 11/2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/25/04 14:52 2pgs
Fees:13.00 Taxes:1381.60
20040825-0103036

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ben Robert Ellis and Shelley Ellis
5805 Vine Ridge Drive
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
103-100-060.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alan M. Purdy and Sarah R. Purdy** hereinafter referred to as Grantors, hereby transfers and conveys to **Ben Robert Ellis and Shelley Ellis, wife and husband** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 20 and all of Lot No. 21 on the Plan of Hillwood Estates, Section I as of record in book 1835, page 117 and as amended in book 2136, page 521, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alan M. Purdy and Sarah R. Purdy by Warranty Deed from Amy Hall Menchise of record at Instrument No. 20030522-0070101, Register's Office for Davidson County, Tennessee, dated May 16, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1835, Page 117 and Book 2136, page 521, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5805 Vine Ridge Drive, Nashville, Tennessee 37205.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 20th day of August, 2004.

Alan M. Purdy

Alan M. Purdy

Sarah R. Purdy

Sarah R. Purdy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan M. Purdy and Sarah R. Purdy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 2004.

Notary Public

My Commission Expires: 11/17/05

