FILE BOX 30

Davidson County DEEDWARR
Recvd: 09/03/04 08:33 2pgs
Fees:13.00 Taxes:1165.13

20040903-0106715

State of Tennessee
County of WILLIAMSON

The actual consideration or value whichever is greater is $314,900.00.

Subscribed and sworn before me this the 30th day of August, 2004.

JENNIFER CROWELL
NOTARY PUBLIC AT LARGE LEWIS COUNTY TN
JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
(Affix Seal)
May 23, 2006

Affiant

Jennifer Crowell
Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400751
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Keith O. Ellis and wife, Sharon K. Ellis
6509 Westfall Drive
Nashville, TN 37221

Send tax bills to:
Countrywide Home Loans, Inc.
3011 Armory Drive, Ste 120
Nashville, TN 37204

Map 126-16-A Parcel 40

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

Deborah K. Psillas, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Keith O. Ellis and wife, Sharon K. Ellis

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 40 on the Plan of Final Plat of Riverwalk Phase 1-A and Phase 1-B, Section 1 of record in Instrument Number 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Deborah K. Psillas, a married woman by Deed dated September 26, 2003 of record in Instrument Number 20031003-0146525, said Register's Office. Said property is also part of the same property conveyed to Corinthian Custom Homes, Inc. by Quitclaim Deed dated November 1, 2002 of record in Instrument Number 20021101-0134222, said Register's Office.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

Nicholas S. Psillas, husband of Deborah K. Psillas, joins in the execution of this instrument for the purpseeof relinquishing all of his marital interest in said property.

THIS IS IMPROVED PROPERTY KNOWN AS 6509 Westfall Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heir snd assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 30th day of August, 2004

Deborah K. Psillas

Nicholas S. Psillas

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Deborah K. Psillas and husband, Nicholas S. Psillas, the bargainors, 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, this 30th day of August, 2004.

My commission expires:

_____

Jennifer Crowell
Notary Public

JENNIFER CROWELL
NOTARY PUBLIC
AT
LARGE
LEWIS COUNTY, TN

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
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