Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

RETURN TO:
1652

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $112,500.00.

Subscribed and sworn to before me, this 26th day of August, 2004.

Davidson County DEEDWARR
Recvd: 09/13/04 15:43 2pgs
Fees:13.00 Taxes:416.25
20040913-0110458

Wanda G Elliott
Affiant

My Commission Expires

JACKIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
KATRINA DAVIS 1209 LAMBETH WAY ANTIOCH, TN 37013 MAP & PARCEL NO. 149-02-0-A/050.00 CO	SAME

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LESLIE W. ELLIOTT and wife, WANDA G. ELLIOTT,

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

KATRINA DAVIS, unmarried,

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

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Piccadilly Square, Phase I, of record in Book 5200, Pages 720, 721 and 722, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leslie W. Elliott and wife, Wanda G. Elliott by Warranty Deed from Wellington Enterprises, LTD, Inc., dated December 5, 1988, and filed of record on December 7, 1988, in Book 7721, page 461, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2004, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE(S) 720-722; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 6236, PAGE 693, and BOOK 6300, PAGE 409 and BOOK 6309, PAGE 833 and BOOK 6355, PAGE 322 and BOOK 6496, PAGE 100 and BOOK 6496, PAGE 107 and BOOK 6496, PAGE 114 and BOOK 6518, PAGE 184 and BOOK 6518, PAGE 190 and BOOK 6830, PAGE 739 ; (D) BY-LAWS IN BOOK 6236, PAGE 708, amended in BOOK 6300, PAGE 431, amended in BOOK 6295, PAGE 572, amended in BOOK 6295, PAGE 580, amended in BOOK 6295, PAGE 588 AND (E) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY,

EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 1209 LAMBETH WAY, ANTIOCH, TN 37013

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 HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE 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; 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 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 26th DAY OF AUGUST, 2004.

Leslie W. Elliott by attorney in fact
Wanda G. Elliott

LESLIE W. ELLIOTT by attorney-in-fact
WANDA G. ELLIOTT

Wanda G Elliott

WANDA G. ELLIOTT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2004, before me personally appeared Wanda G. Elliott, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

One this the 26th day of August, 2004, before me personally appeared Wanda G. Elliott, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Leslie W. Elliott as his attorney-in-fact and acknowledged that she executed the same as the free act and deed of said Leslie W. Elliott.

Witness my hand and official seal at office, in Nashville, Davidson County, Tennessee, this 26th day of August, 2004.

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

WARRANTY DEED