THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Flagstar Bank, FSB
5151 Corporate Dr.
Troy, MI 48098

Davidson County DEEDWARR
Recvd: 10/14/04 14:15 2pgs
Fees:13.00 Taxes:381.10
20041014-0123994

MAP PARCEL NUMBERS: 52-13-B-157.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **1st** day of **October, 2004**, by and between **Victor Aldridge**, party of the first part, and **Monique Elliott**, party of the second part,

WITNESSETH: That for and in consideration of **$103,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Being Unit No. 195 on the Condominium Site plan of River Glen, a Planned Unit Development, Phase IV, Section 2, of record in Book 9700, page 858, Register's Office for Davidson County, Tennessee, to which plan reference in hereby made for a more complete and accurate legal description.

Being the same property conveyed to Victor L. Aldridge, unmarried by Warranty Deed from Fox Ridge Homes, Inc., dated October 14, 1999, filed for record on October 20, 1999, in Book 11710, page 575, Register's Office for Davidson County, Tennessee.

This property is known as: 3021 Penn Meade Way, Nashville, TN 37214

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); (all particular exceptions from commitment go here regarding plat of record in Book 6900, page 650 and 651, amended in Book 6900, page 671, further amended in Book 9700, page 858, restrictions in Book 7566, page 571, Book 6762, page 208, and Book 10630, page 501, easements of record in Book 7061, page 172 and Book 7061, page 196, right of ways, charter, by laws in Book 8069, page 158, master deed, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Victor Aldridge

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Victor Aldridge** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **1ST_** day of **October, 2004.**

My commission expires 9/22/07

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$103,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of **October, 2004**.

PROPERTY ADDRESS:
3021 Penn Meade Way
Nashville, TN 37214

Owner's Name and Address:
Monique Elliott
3021 Penn Meade Way
Nashville, TN 37214

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007