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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/17/04 15:33 2pgs
Fees:13.00 Taxes:721.50

20041217-0150516

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Kelly J. Powell

Affiant

Subscribed and sworn to before me, this 9th day of December, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC WILLIAMSON CO. TENNESSEE

03-0412-32393

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kelly J. Powell	1st Trust Bank For Savings	104-10-0-C
330 Elmington Avenue	P.O. Box 17257	011.00
Nashville TN 37205	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas L. Ashcraft and wife, Martha S. Ashcraft, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kelly J. Powell, hereinafter called the Grantees, their successors 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 Unit No. F-11 as shown on the 2nd Revised Plan of Elmington Condominiums of record in Book 4660, Page 60, Register's Office for said County, and described by the Master of Deed and By-Laws establishing horizontal property regime with respect to Elmington Condominium of record in Book 4486, Page 547, and as amended in Book 4963, Page 265, said Register's Office, together with rights, privileges and appurtenances thereunto belonging as set forth in said Master Deed and By-Laws, to all of which reference is hereby made.

Being the same property conveyed to Thomas L. Ashcraft and wife, Martha S. Ashcraft, by deed from Myrtle E. Stanley, a Widow, of record in Book 5173, Page 984, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 330 Elmington Avenue, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of December, 2004.

Thomas L. Ashcraft
By: Wm. Thomas McHugh, Atty in Fact

Martha S. Ashcraft
By: Wm. Thomas McHugh, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wm.Thomas McHugh, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Thomas L. Ashcraft and Martha S. Ashcraft and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 2004.

GIANE K MANN NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Commission expires 3-14-05

Notary Public