Box 42

This instrument prepared by:
Claiborne K. McLemore III
Attorney-at-Law
1211 Sixteenth Avenue, South
Nashville, Tennessee 37212

Davidson County DEEDWARR
Recvd: 01/31/05 15:52 4 pgs
Fees:23.00 Taxes:594.78
20050131-0011344

Address New Owner:	Send Tax Bills To:	Property Identification
Alisa Adams, et vir. 4225 Harding Road Unit 302 Nashville, TN 37205	-same-	103-16-0-C-302.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELIZABETH CLARK ROSE, an unmarried person, (the "Grantor") has this day bargained and sold, and do hereby transfer and convey to ALISA ADAMS and MICHAEL ADAMS (the "Grantees") their heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 302 on the Plan of Wellington Arms of record in Book 5200, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed and By-laws of record in Book 5721, page 241, as corrected in Book 5740, page 897 and amended in Instrument #20001205-0119242, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Grantor by deed of record as Instrument Number 20040205-0014370, Register's Office for Davidson County, Tennessee.

This property is subject to the following:

1. The terms, provisions and requirements of the

Tennessee "Horizontal Property Act", T.C.A. §66-27-101, et seq. and the terms and conditions of the Master Deed establishing a horizontal property regime of Wellington Arms, of record in Book 5721, page 241, as corrected in Book 5740, page 897, and amended in Instrument Number 20001205-0119242, all in the Register's Office for Davidson County, Tennessee.

2. Easements for utility service and party walls for use in common with owners of attached and appurtenant improvements.

3. 2005 property taxes, which have been assumed in their entirety by the Grantees.

4. All matters appearing on the Plan of record in Book 5200, page(s) 316, said Register's Office.

5. By-laws of Wellington Arms Homeowner's Association, Inc., of record in Book 5721, page 288, said Register's Office.

6. Charter of Wellington Arms COA, of record in Book 5833, page 312, said Register's Office.

7. Sanitary sewer easement of record in Book 7692, page 861, said Register's office.

This is improved property known generally as Unit 302, 4225 Harding Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees and their heirs, successors and assigns forever.

AND GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. The Grantor further covenants and binds herself, her heirs, successors and assigns forever to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

WHENEVER USED, the singular shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 28 day of January, 2005.

Elizabeth Clark Rose
ELIZABETH CLARK ROSE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared ELIZABETH CLARK ROSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of January, 2005.

Nancy Bowen
NOTARY PUBLIC

My commission expires:

11-08-2008

NANCY BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $160,750.00.

Affiant

Subscribed and sworn to before me,
this 28th day of January, 2005.

NOTARY PUBLIC

My commission expires:

11-08-2008

NANCY BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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