THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 02/03/05 15:34 2 pgs
Fees:13.00 Taxes:350.02
20050203-0013024

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Erica Wells	NEW OWNER	149-02-C-021.00 CO
121 Elizabeths Court		
AntiochTN, TN 37013		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $94,600.00.

Affiant

Subscribed and sworn to before me this 31st day of January, 2005

Notary Public
My Commission Expires:

DARRIS BILLINGSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Sarah S. Nabors** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Erica Wells** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of AntiochTN, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being a portion of a Planned Unit Development being known as Unit #21 on the Plan, Sterling Wood, of Record in Book 6250, Page 648, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Sarah S. Nabors, unmarried, by deed from Gina M. Frantini, unmarried, dated 11-21-91 and of record in Book 8511, Page 941, Register's Office of Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 6250 , page 648, Register's Office for Davidson County. Sanitary Sewer/Storm Drainage Easement of record in Book 6251,Page 616, Register's Office for Davidson County Notice of Completion of record in Book 6610, Page 76, Register's Office for Davidson County Declaration of Covenants, conditions, and restrictions as set forth of Record in Book 6668, Page 81, Register's Office of Davidson County By-Laws of Record in Book 6668, Page 91, Register's Office for Davidson County Taxes for the year 2005 and following, a lien not yet due and payable. (Map #149-02-C-021.00 CO) Estimated Taxes for 2005 based on improved assessment are in the amount of; County, $1,083.17, No City Apply

THIS IS **IMPROVED** PROPERTY KNOWN AS 121 Elizabeths Court, AntiochTN, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 31st day of January, 2005

Sarah S. Nabors

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Sarah S. Nabors and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 31st day of January, 2005.

Notary Public

My Commission Expires: _____

(SEAL)

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008