03

Realty Title 48-A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $169,500.00

Affiant

Subscribed and sworn to before me, this 7th day of January, 2005.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 02/08/05 08:02 2 pgs
Fees:13.00 Taxes:627.15

20050208-0014362

03-0412-32430

Address of New Owner:	Send Tax Bills to:	Tax Information
Katie S. McCrite 3000 Hillsboro Road, #122 Nashville TN 37215	New Owner	117-03-0-A-122.00CO

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, Tonya Ellis, unmarried, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Katie S. McCrite, hereinafter called the Grantee, her 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. 112, on the Plan of Versailles Apartments, of record in 5050, Page 80, and corrected in Book 5171, Page 153, Register's Office for said County, to which Plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Versailles Apartments, a horizontal property regime established by Master Deed of record in Book 5168, Page 944, amended in Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, Book 7710, Page 955, and Book 8434, Page 719, said Register's Office.

Being the same property conveyed to Tonya Ellis by deed from Rogina B. Baker, a single woman, of record in Instrument No. 20031125-0171368, Register's Office for Davidson County, Tennessee.

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 3000 Hillsboro Road, #122, Nashville, TN 37215

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 14th day of January, 2005.

Tonya Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tonya Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of January, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05