#9236 Box 13

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Mark A. Ellmore
~~3709 Coleman Dr.~~ 105 Glen Echo Dr.
~~Antioch, Tennessee 37013~~ Smyrna, TN. 37167

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
American Home Mortgage
7142 Columbia Gateway Drive
Columbia, MD 21046

MAP	**162**
GROUP	**1**
PARCEL	**112**

Davidson County DEEDWARR
Recvd: 02/09/05 14:57 2 pgs
Fees:13.00 Taxes:429.20
20050209-0015257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Frank Oster, Trustor** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Mark A. Ellmore** AND Wife Sue Ellmore hereinafter called the "GRANTEES", their heirs 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 Lot No. 23 on the Plan of Tusculum Gardens, *Section 1 of record in Plat Book 4660, page 35, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being *part of the same property conveyed to Frank Oster, Trustor by deed from Wayne Williams of record in Book 5956, page 1, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as ~~3709 Coleman Dr.~~ 300 Garden View Court, Antioch, Tennessee 37013.

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 and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 25th day of January, 2005.

Frank Oster, Trustor
Frank Oster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Frank Oster, Trustor**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of January, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $116,000.00.

Heidi Jo Clayton
AFFIANT

Subscribed and sworn to before me on this 25th day of January, 2005.

NOTARY PUBLIC

BETH TRIPLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/28/06

My Commission Expires: 5/28/06