This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 050324

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$34,900.00**

Affiant

Subscribed and sworn to before me, this **11th** day of **February, 2005.**

Notary Public
My commission expires: May 23, 2006

TAMILYN STREETER DERRYBERRY Notary Public At Large WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Davidson County DEEDWARR
Recvd: 02/14/05 15:36 2 pgs
Fees:13.00 Taxes:129.13
20050214-0016667

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Mellissa Y. Ellison 113 Antioch Woods Way Antioch, Tennessee 37013	Mellissa Y. Ellison 113 Antioch Woods Way Antioch, Tennessee 37013	0157-0-04.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **E. Wayne Winters, Trustee with full power to sell, mortgage, lease, convey or otherwise dispose of said property without the joinder of any beneficiary, his heirs, successors, and assigns,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mellissa Y. Ellison, a single woman,** hereinafter called the Grantee, her heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, being Lot 5, Section 1, Phase 1, of record in Plat of record at Instrument No. 200409270115999, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more accurate and complete property description.

Beig a portion of the same property conveyed to E. Wayne Winters, Trustee, with full power to sell, mortgage, lease, conveye, or otherwise dispose of said property without the joinder of any beneficiary, by Deed from Anita K. Winters, recorded in Instrument No. 200011080111239, and re-recorded in Instrument No. 20011010011043, and re-recorded in Instrument No. 2001102660117323, said Register's Office.

This is unimproved property, known as Lot 5, Three Springs Subdivision, Morgan Road, Joelton TN 37080.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

1. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
2. All matters shown on the plan of record in Instrument Number 200409270115999, Register's Office of Davidson County, Tennessee.
3. Declaration of Restrictive Covenants for Three Springs of record in Instrument Number 20040930-0117810 Register's Office of Davidson County, Tennessee.

This property is unimproved property known as **Lot #5, Three Springs, Morgan Road, Joelton, TN 37080**

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TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I, E. Wayne Winters, Trustee , sign this Warranty Deed on this the 11th day of February, 2005.

E. Wayne Winters, Trustee

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 E. Wayne Winters , as trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 11th day of February, 2005.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TN
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry, Notary Public

My Commission Expires:
May 23, 2006