WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/05 14:38 3 pgs
Fees:18.00 Taxes:629.00

20050218-0018669

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00

Amy Adams Gowan
Affiant

Subscribed and sworn to me on January 31, 2005.

Janice E. Rowell
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
JANICE E. ROWELL
My Commission Expires
OCT. 29, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20560SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William R. Enis Meredith M. Enis 6728 Fleetwood Drive Nashville, TN 37205	SAME	102-12-0-026.00

FOR AND IN CONSIDERATION 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, Laura Chandler Ellis, an unmarried person and Eleanor Louise Ellis, an unmarried person hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto William R. Enis and wife, Meredith M. Enis, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 128, on the Plan of Horton Heights, Section 6, as of record in Book 2133, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Ellis and wife, Anne Price Ellis by deed from Ronald W. Bailey and wife, Linda C. Bailey, of record in Book 3787, page 587, Register's Office for Davidson County, Tennessee. The said James R. Ellis having predeceased Anne Price Ellis. The said Annie Price Ellis having since died. The Last Will and Testament of Anne Price Ellis, of record as Instrument No. 5584/1419597 under Docket No. 04P381, Seventh Circuit Court, Probate Division for said County, devised the subject property to Laura Chandler Ellis and Eleanor Louise Ellis.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and; subsequent taxes are assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

3. Matters shown on plan of record in Book 2133, page 24, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6728 Fleetwood Drive, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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 our hands on January 31, 2005.

Laura Chandler Ellis

Laura Chandler Ellis

Eleanor Louise Ellis

Eleanor Louise Ellis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On January 31, 2005, before me personally appeared Laura Chandler Ellis to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on January 31, 2005.

Amy Adams Gowan

NOTARY PUBLIC

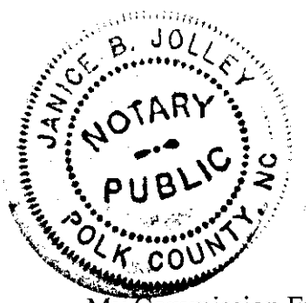
My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

STATE OF NORTH CAROLINA)
COUNTY OF Rutherford)

On January 27th, 2005, before me personally appeared Eleanor Louise Ellis to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on January 27th 2005.



Janice B. Jolley
NOTARY PUBLIC

My Commission Expires: 10-26-09