RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43688 FILE BOX "T"

Davidson County DEEDWARR
Recvd: 02/28/05 13:42 2 pgs
Fees:13.00 Taxes:407.00
20050228-0021633

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

/Sheila McElhaney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila McElhaney	SAME AS NEW OWNER	129-14-A-79
4034 Lauren Court		102.78060
Destin, Florida 32541		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Kathryn Q. Seay, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sheila McElhaney, Unmarried

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:

BEING Apartment Unit No. 712, of Wessex Towers Condominium created under Title 64, Sections 2701, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Kathryn Q. Seay by Executor's Deed from Kathryn Q. Seay, in her capacity as Executor of the Estate of Dee Milligan Quarles, of record in Instrument Number 20000906-0087892, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 6666 Brookmont Terrace, Unit 712, 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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 25th day of February, 2005

Kathryn Q. Seay

Kathryn Q. Seay
By: Karen Seay Hust (formerly known as Karen Seay Koons, Attorney-in-Fact

by Karen Seay Hust (formerly known as Karen Seay Koons) Attorney-in-Fact

STATE OF California)
COUNTY OF San Diego)

On this the 22 day of February, 2005, before me personally appeared KAREN SEAY KOONS now known as KAREN SEAY HUST, to me known to be the person who executed the foregoing instrument in behalf of KATHRYN Q. SEAY, as her Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said KATHRYN Q. SEAY, as though she had personally acted.

WITNESS my hand and official seal at Bonita, California, this 22 day of February, 2005.

Teresa M. Carlson
NOTARY PUBLIC

My Commission Expires: 1-27-07

OFFICIAL SEAL
TERESA M. CARLSON
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1397087
SAN DIEGO COUNTY
MY COMM. EXP. FEB. 27, 2007

RBG-1 RBG-1