**THIS INSTRUMENT PREPARED BY:**
M. Kevin Heffelman
Nippert and Nippert
150 South Main
Ashland City, TN 37015
(615) 792-1269

Davidson County DEEDWARR
Recvd: 03/10/05 09:47 2 pg
Fees:13.00 Taxes:148.00
20050310-0026490

**Name and Address of New Owners:**

Ellis Properties, LLC
c/o Kelly J. Ellis
2520 Spring Street
Pleasant View, Tennessee 37146

**Persons Responsible for Taxes:**

Same

Map/Parcel Number: 59-12/39.00

## WARRANTY DEED

For and in consideration of the sum of **Forty Thousand ($40,000.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, we, DOUGLAS JAMES ANDERSON and JEFFERY C. DRAKE, the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto the said **Ellis Properties, LLC, a Tennessee Limited Liability Company**, the GRANTEE herein , its successors and assigns, a certain tract or parcel of land in Davison County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 66 on the plan of Highland Trace Subdivision, Section 1, of record in Bock 5200, page 580, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to DOUGLAS JAMES ANDERSON and JEFFERY C. DRAKE, by Deed of record in Instrument No. 20020801-0092506, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

This is improved property known as 421 and 423 Revels Drive, Nashville, Tennessee 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. And we do covenant with the said GRANTEE 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 hand this 4th day of March, 2005.

GRANTOR:

**JEFFERY C. DRAKE**

GRANTOR:

**DOUGLAS JAMES ANDERSON**

NOTARY PUBLIC LANGE STATE OF TENN.

**ACKNOWLEDGMENT**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 4th day of March ,2005, before me, **M. Kevin Heffelman**, personally appeared **DOUGLAS JAMES ANDERSON and JEFFERY C. DRAKE**, 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 acknowledge that he executed the same as his free act and deed.

NOTARY PUBLIC
My Commission Expires: July 29, 2006

**AFFIRMATION**

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $40,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ellis Properties, LLC
By: Kelly J. Ellis
Its: Member
Affiant/Grantee

**ACKNOWLEDGMENT**

STATE OF TENNESSEE )
COUNTY OF CHEATHAM )

On this the 4th day of March, 2005, personally appeared before me, a Notary Public, a notary public in and for said County and State, the within named **Kelly Ellis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be a member of **Ellis Properties, LLC, a Tennessee Limited Liability Company**, the within named Grantee, a limited liability company, in that she as such member being authorized to do so executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Member.

NOTARY PUBLIC
My Commission Expires: July 29, 2006