WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,900.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires JULY 29, 2006 (AFFIX SEAL)

G-CBB-05-5316

Davidson County DEEDWARR
Recvd: 03/15/05 15:06 2 pg
Fees:13.00 Taxes:317.83

20050315-0028523

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Layne Whaley	JP Morgan Chase Bank, N. A.	
5316 Edmonson Pike, Unit 5 (ADDRESS)	5409 Maryland Way, Suite 202 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	161-1-A-49CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LESTER SELLS AND WIFE, MARY JO WOOD SELLS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIMBERLY LAYNE WHALEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5316-5, TOGETHER WITH GARAGE #10 ON THE PLAN OF DANBURY CONDOMINIUMS, SHOWN AS EXHIBIT "C" TO THE MASTER DEED OF RECORD IN BOOK 6612, PAGE 75, SPECIFICALLY PAGE 122, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LESTER SELLS AND WIFE, MARY JO WOOD SELLS BY WARRANTY DEED FROM DANNY L. PIPER, MARRIED AND BETH ANN PIPER RECORDED ON THE 13TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020613-0072075, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Book 6612, page 75 and Book 6625, page 510, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5316 Edmonson Pike, Unit 5, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th day of March, 2005.

Lester Sells

Mary Jo Wood Sells

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lester Sells and Mary Jo Wood Sells, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24 [illegible]

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903