BOX 10-A

~~RETURN TO:~~
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
~~NASHVILLE~~ TN 37215

WARRANTY DEED

G-CD-05-3311

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,500.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires NOV. 22, 2008

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

Davidson County DEEDWARR
Recvd: 04/20/05 14:05 2 pgs
Fees:13.00 Taxes:719.65

20050420-0044053

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Ellen Bradford Lea	same	
3311 Lealand Lane #1 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	118-09-0-A 001.00 CO

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 LEAH A. TAYLOR AND JOCELYN C TAYLOR BOTH UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELLEN BRADFORD LEA, MARRIED, 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:

CERTAIN REAL PROPERTY IN DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING TOWNHOME NO. 1 OF LOT 3 ON THE CONDOMINIUM SITE PLAN OF HAWTHORNE SQUARE, APPEARING AS EXHIBIT "A" TO THE MASTER DEED OF HAWTHORNE SQUARE ESTABLISHING A HORIZONTAL PROPERTY REGIME, OF RECORD IN BOOK 6341, PAGE 640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH PLAN AND MASTER DEED AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE PART HEREOF BY REFERENCE.

BEING THE SAME PROPERTY CONVEYED TO LEAH A. TAYLOR AND JOCELYN C. TAYLOR, BOTH UNMARRIED BY WARRANTY DEED FROM CHARLES E. MCCLENDON, UNMARRIED AND JOHN M. LOWN AND WIFE, MARGARET E. LOWN, RECORDED ON APRIL 26, 2000 IN INSTRUMENT NO. 200004260041285, 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 Plat Book 6341, page 640; Book 6788, page 614, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3311 Lealand Lane #1, Nashville, Tennessee 37204
(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 19th day of April, 2005.

Leah A. Taylor

Jocelyn C Taylor

STATE OF Tennessee
COUNTY OF Davidson

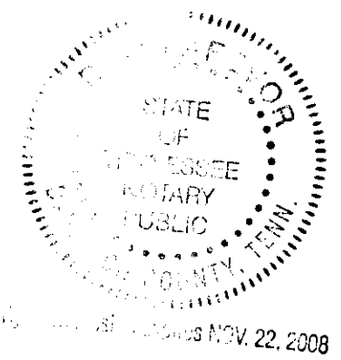
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leah A. Taylor and Jocelyn C Taylor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 19th day of April, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903