STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of April, 2005.

Notary Public

My Commission Expires: 11.22.05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/03/05 14:56 2 pgs
Fees:13.00 Taxes:1183.63
20050503-0049404

ADDRESS NEW OWNER(S) AS FOLLOWS:
Phyllis Nicholson
217 White Court
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
172-10-0-B-58

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. Wesley Eckentelder and Agnes B. Elliott, as tenants in common with a right of survivorship** hereinafter referred to as Grantors, hereby transfers and conveys to **Phyllis Nicholson, unmarried** hereinafter referred to as Grantee, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot No. 58 on the Plan of Cluster Lot Development Christiansted Valley, Phase 2, Revision 1 of record in at Instrument No. 20010209-0012854 and Instrument No. 20010111-0003575, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to W.Wesley Eckentelder and Agnes B. Elliott as tenants in common with a right of survivorship by warranty deed from Kimberly M. Lyles, an unmarried woman of record at Instrument No. 20040701-0078561, Register's Office for Davidson County, Tennessee, dated June 25, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record at Instrument No. 20010209-0012854 and 20010111-0003575, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record at Instrument No. 200007280074515 and 199912210305559, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA of record at Instrument No. 20030715-0098810 and 200209160112445, Register's Office for Davidson County, Tennessee.

Charter of HOA of record at Instrument No. 199912210305561, Register's Office for Davidson County, Tennessee.

By-Laws of record at Instrument No. 199912210305559, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 217 White Court, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 **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 hand this 29th day of April, 2005.

W. Wesley Eckentelder

Agnes B. Elliott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Wesley Eckentelder and Agnes B. Elliott, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2005.

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11-22-05

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