Davidson County DEEDWARR
Recvd: 05/05/05 08:08 2 pgs
Fees:13.00 Taxes:723.35

20050505-0050287

WARRANTY DEED

B-CD-05-203

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00

Affiant

Subscribed and sworn to before me this 29th DAY OF April, 2005.

Notary Public

4/30/05
MY COMMISSION EXPIRES:

(AFFIX SEAL)

E. DWAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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
Brian J. Soukup	America's Wholesale Lender	
203 Rose Hall	(NAME) 7105 Corporate Drive PTX-A-195	104-6N-203CO
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CAROL R. ELMQUIST, TRUSTEE OF THE CAROL R. ELMQUIST TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN J. SOUKUP, UNMARRIED, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, AS DESCRIBED AS FOLLOWS, TO-WIT:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 203 ON THE PLAN OF ROSE HALL CONDOMINIUMS OF RECORD IN PLAT BOOK 6900, PAGE 379 ON THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE WHICH AMENDS LOTS 37, 38, 39, 40 AND 41 OF BRANSFORD REALTY COMPANY'S WEST END PLACE OR RECORD IN BOOK 332, PAGE 15 OF SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CAROL R. ELMQUIST, TRUSTEE OF THE CAROL R. ELMQUIST TRUST BY DEED FROM ERIC TREVOR ELMQUIST AND CAROL ELMQUIST RECORDED MAY 15, 2003 IN INSTRUMENT NO. 20030515-0066308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 203 Rose Hall, Nashville, Tennessee 37212
(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 29th day of April, 2005.

Carol R. Elmquist, Trustee of the Carol R. Elmquist Trust by Carol R. Elmquist, individually, by Bruce Jones, Attorney-In-Fact

Carol R. Elmquist, Trustee of the Carol R. Elmquist Trust by Carol R. Elmquist, individually, by Bruce Jones, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me E. Dwayne Lannom of the state and county mentioned, personally appeared Bruce Jones, within whom I am personally aquainted with (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Carol R. Elmquist who is Trustee (title)(or other officer authorized to execute the instrument) of Carol R. Elmquist Trust (Company name) the within named bargainor a Trust, and that such Trustee executed the foregoing instrument on behalf of Carol R. Elmquist Trust for the purpose therein contained by signing by power of attorney the name of the entity as Carol R. Elmquist Trust (name of entity).

Witness my hand and official seal at
Nashville, TN
on this the 29 day of Apr, 2005.

E. Dwayne Lannom
NOTARY PUBLIC

My Commission Expires: 8-14-05

E. DWAYNE LANNOM
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

BS