McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $152,000.00

Affiant

Subscribed and sworn to before me, this 17th day of May, 2005.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/18/05 13:12 2 pg
Fees:13.00 Taxes:562.40

20050518-0056168

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin C. Willey	**First Home Loan Corporation**	**Map/Parcel: 104-13-0-D-009.00 CO**
448 Bowling Avenue	**P.O. Box 146**	
Nashville, Tennessee 37205	**Memphis, TN 38101**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ben Charles Wallace and wife, Virginia Van Skiver- Wallace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin C. Willey, a single person

HEREINAFTER CALLED THE GRANTEES, 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 Unit E-2 as shown on the Plan of Bellwood Terrace Condominiums at 500 Bowling Avenue, Nashville, Tennessee, of record in Plat Book 5200, pages 568 and 569, in the Register's Office for Davidson County, Tennessee, together with an undivided interest in common elements of the Bellwood Terrace Homeowners' Association as described in Book 6100, page 177, in said Register's Office.

Being the same property conveyed to Ben Charles Wallace and wife, Virginia Van Skiver-Wallace, by Warranty Deed, from Julie Gillis, an unmarried woman, of record in Instrument #20030815-0118222, dated August 8, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Pages 568-569, Register's Office for DAVIDSON County, Tennessee.
HOA Charter of record in Book 6098, Page 370, Register's Office for DAVIDSON County, Tennessee.
Master Deed and By-Laws of record in Book 6100, Page 177, and Instrument #19991213-03023562, Register's Office for DAVIDSON County, Tennessee.
Subject to: The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other under takings contained in the Master Deed establishing a Horizontal Property Regime of Bellwood Terrace Condominiums and By-Laws of record in Book 6100, page 177, as amended by Instrument No. 19991213-0302356, Register's Office for Davidson County, Tennessee and
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 448 Bowling Avenue, Nashville, Tennessee 37205.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 17th day of May, 2005.

x _____
Ben Charles Wallace

x _____
Virginia Van Skiver- Wallace

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Ben Charles Wallace and wife, Virginia Van Skiver- Wallace, the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2005.

_____
Notary Public

My Commission Expires:

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **05242-SH**
RECORD & RETURN TO:
McCANN & HUBBARD
7105 CROSSROADS BLVD. SUITE 102
BRENTWOOD, TN 37027