PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/05 14:11 2 pg
Fees:13.00 Taxes:375.55

20050520-0057290

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $101,500.00.

Affiant

Subscribed and sworn to me on May 20, 2005

NOTARY PUBLIC
My Commission Expires: 7-29-06

LILLIAN FRANCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Jeff T. Goodson
Community Title Company, LLC
2200 Abbott Martin Road, #201
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Anna Lori Rollings 5025 Hillsboro Pike Unit 14E Nashville, TN 37215	SAME	131-01-0-D-089.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elinor C. Holtzclaw, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Anna Lori Rollings, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 89, also known as Apartment 14E, of the Georgetown Apartments, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act (Tennessee Code Annotated sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for 5025 Hillsboro Homeowners' Association Condominiums, as of record in Book 5211, Page 325, and as amended in Book 5616, Page 133, and in Book 6079, Page 516, and appointment of Successor Trustee, of record in Book 10225, Page 413, Register's Office for Davidson County, Tennessee, including without limitations the By-laws appended thereto, of record in Book 5211, Page 345, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Georgetown Apartments, of record in Book 5200, Page 4, said Register's Office, for a more complete identification and description of said unit.

This conveyance is subject to all 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 interest 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of 5025 Hillsboro Homeowners' Association Condominiums, of record as aforementioned, said Register's Office; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

Being the same property conveyed to Elinor C. Holtzclaw, unmarried, by Warranty Deed, from Antoinette Conn, a single person, of record in Instrument #20020103-0001081, said Register's Office, dated December 31, 2001 and recorded January 3, 2002.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County and subsequent taxes are assumed by the Grantee; and
2. Matters shown on plan of record in Book 974, page 64, in the Register's Office for Davidson County, Tennessee; and

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5025 Hillsboro Pike, Unit 14E, Nashville, TN 37215.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 on May 20, 2005.

Elinor C. Holtzclaw, unmarried

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 20, 2005, before me personally appeared Elinor C. Holtzclaw, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 20, 2005.

Lillian Franck
NOTARY PUBLIC

My Commission Expires: 7-29-06

LILLIAN FRANCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.