THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$181,700.00~~ 186,000.-

Affiant

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/4/06

Name and Address of New Owner:

Lyn E. Aurelius
2142 June Drive
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/02/05 14:43 2 pgs
Fees:13.00 Taxes:688.20
20050602-0062628

Send Tax Bills To:

New Owner

Street Address of Subject Property:

2142 June Drive
Nashville, TN 37214

Map and Parcel:

95-2-15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **OSCAR PHILLIP SELLEY AND WIFE, MARY ANN SELLEY,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **LYN E. AURELIUS, ,** an unmarried person, hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Donelson Hills Subdivision, of record in Book 2331, pages 22 and 23, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Said part of said lot fronts 98 feet on the northerly side of June Drive and runs back 210.9 feet on the easterly line and 230 feet on the westerly line, to a dead line in the rear, measuring 99.9 feet thereon.

Being the same property conveyed to Oscar Phillip Selley and wife, Mary Ann Selley, as tenants by the entireties, by Quitclaim Deed of record in Book 7755, page 605, in the Register's Office for Davidson County, Tennessee.

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

1. Davidson County taxes for 2005 which have been prorated between the parties and assumed by Grantee.

2. All matters shown on Plan of record in Book 2331, pages 22 and 23, Register's Office for Davidson County, Tennessee.

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to the property.

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 heirs and assigns, forever; and Grantors do covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, her 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 our hands this 23rd day of May, 2005.

Oscar Phillips Selley
OSCAR PHILLIP SELLEY

Mary Ann Selley
MARY ANN SELLEY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **OSCAR PHILLIP SELLEY AND WIFE, MARY ANN SELLEY,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

Rubye Rainey
NOTARY PUBLIC

My commission expires: _____

RUBYE RAINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

NOTARY PUBLIC
AT LARGE
Rubye Rainey
My Commission Expires
March 4, 2007
STATE OF TENNESSEE

F:\RUBYE\wd selley to aurelius.doc