03

Rocky Title
48-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 46382
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/06/05 09:52 3 pgs
Fees:18.00 Taxes:921.30
20050606-0063940

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carolyn Elam 4400 Belmont Park Terrace #102 Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-03-A-102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$249,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kimberly S. May Sonday, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carolyn J Elam** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*Section One

Land in Davidson County, Tennessee, being Building Site 102 on the Plan of Arden Place of record in Book 4675, page 29 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kimberly S. May, a single person by deed from Rebecca Ann O'Connor Reed, married, previously known as Rebecca Ann O'Connor of record in Book 9747, page 226 Register's Office for said County. The said Kimberly S. May is now known as Kimberly S. May Sonday.

John Joseph Sonday, spouse of Kimberly S. May Sonday joins in this conveyance solely to convey any and all marital interest he might have in the subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, Page 29, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4400 Belmont Park Terrace, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this _____ day of May, 2005.

Kimberly S. May **John Joseph Sonday**

State of

County of

On this 20 day of May, 2005, before me the undersigned authority, personally appeared **John Joseph Sonday**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: JAN. 26 2008 Notary

MY COMMISSION EXPIRES

E. LINDSAY WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of Tennessee

County of Davidson

On this 31st day of May, 2005, before me the undersigned authority, personally appeared **Kimberly S. May Sonday**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 2/22/2009

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $249,000.00

Affiant

Sworn and subscribed before me this the 31st day of May, 2005

Notary Public

My Commission Expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Wldoc: Deed Wty—12/92