THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 07/07/05 11:23 2 pgs
Fees:13.00 Taxes:536.50
20050707-0078242

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
Michael C. and Nancy Lynn Simonic 414 Huntington Ridge Nashville, TN 37211	Same	19-161.11-04-086.00-CO

Warranty Deed

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and sufficient and valuable considerations, the receipt of which are hereby acknowledged, HELENA ELTROP RUSSELL and DAVID L. RUSSELL, SR., hereinafter called the Grantor, has bargained and sold by these presents does transfer and convey unto MICHAEL C. SIMONIC and wife, NANCY LYNN SIMONIC hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Being Unit No. 86 on the Plat of Huntington Ridge townhouses of record in book 4675, Page 9, as revised in Book 9700, Page 846, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Helena Eltrop, now known as Helena Eltrop Russell by Deed of record in Instrument Number 20040820-0100830, said Register's Office.

THIS TRANSFER IS SUBJECT TO THE FOLLOWING:

1. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
2. All restrictions of record;
3. All visible easements;
4. All matters appearing on the plan of record;
5. All applicable governmental and zoning regulations.

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, his heirs, successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This improved property is known as: 414 Huntington Ridge, Nashville, Tennessee.

WITNESS MY HAND(S) THIS 28th day of June, 2005, IN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

HELENA ELTROP RUSSELL

DAVID L. RUSSELL, SR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said state and county, HELENA ELTROP RUSSELL and DAVID L. RUSSELL, SR., the within named bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence (or whom supplied adequate and detailed identification proving themselves to be the undersigned bargainor), and who acknowledged that they executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

Witness my hand and official seal at Franklin, Williamson County, Tennessee this 28 day of June, 2005.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY J. NICHOLS SHELTON

My Commission Expires: 5/19/12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or fair market value of the property, whichever is greater, for this transfer is $ 145,000.00.

Affiant

Witness my hand and sworn to and subscribed to me, the undersigned, this 28 day of June, 2005 in Franklin, Williamson County, Tennessee.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY J. NICHOLS SHELTON

My Commission Expires: 5/19/12