Return to: Priority Escrow Services, Inc. 29
323 Emery Drive
Nashville, TN 37214
Phone (615) 391-4185
Fax (615) 391-4189

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $235,500.00

Kimbra R. Revish
Affiant

Subscribed and sworn to before me, this 1st day of August, 2005.

Evelyn D. Wright
Notary Public
My commission expires:

EVELYN D. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Davidson County DEEDWARR
Recvd: 08/02/05 14:11 2 pgs
Fees:13.00 Taxes:871.35
20050802-0090401

03-0505-32784

Address of New Owner:	Send Tax Bills to:	Tax Information
Audrey L. Simons 136 Jefferson Square Nashville TN 37215	America's Wholesale Lender P. O. Box 660694 Dallas, TX 75266-0694	131-05-O-A136.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sally S. Chalus, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Audrey L. Simons and husband, Jeffrey L. Simons, hereinafter called the Grantees, their successors 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 No. H-136, on the Plan of Jefferson Square Townhouses, Section One, Condominium Apartments of record in Plat Book 4675, Page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square (Section One), a horizontal property regime established by Master Deed of record in Book 4731, Page 332, as amended in Book 5826, Page 693 and Book 8550, Page 3 and the By-Laws of Jefferson Square Section One (A Condominium), of record in Book 4731, Page 341 as amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Book 9276, Page 249 and Book 10355, Page 305, said Register's Office.

Being the same property conveyed to Donald R. Chalus and wife, Sally E. Chalus, by deed from Marvin Hopper, Sr., a single person, of record in Book 5706, Page 104, Register's Office for Davidson County, Tennessee. Being further conveyed to Sally S. Chalus, by Quitclaim deed from Donald R. Chalus, of record in Book 9422, Page 232, said Register's Office.

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.

This property is improved property known as 136 Jefferson Square, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of August, 2005.

Sally S. Chalus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sally S. Chalus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of August, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09