Davidson County DEEDWARR
Recvd: 08/11/05 10:12 2 pgs
Fees:13.00 Taxes:281.20
20050811-0095169

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $76,000.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2005. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Julian B. Wells, Jr.
507 Midway Circle
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map-Parcel Number:
117-3B-154

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 consideration, the receipt of which is hereby acknowledged, **JAMES STEVEN KELLY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JULIAN B. WELLS, JR.**, hereinafter called the Grantee, his heirs and assigns, in a certain tract or parcel of land in Davidson, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. J-12, of The Villager Condominiums, of record in Book 5200, page 154, as revised in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to James Steven Kelly, unmarried by deed from Clarence Douglas Henard, Jr., of record as Instrument No. 200007110068508, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not the principal place of residence of the Grantor named herein.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, page 154, as revised in Book 5200, page 201, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws establishing a Horizontal Property Regime of The Villager Condominiums, of record in Book 5434, page 665, as corrected at Book 5487, page 967, Register's Office for Davidson County, Tennessee.

4. Easement for right-of-way granted to State of Tennessee, of record in Book 4808, page 424, Register's Office for said County.

5. Rights of others in and to the common elements.

This is improved property known as 2601 Hillsboro Pike, #J-12, Nashville, TN 37212.

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~~ his heirs and assigns, forever; and we covenant with the said Grantee that we 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 we further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, ~~her~~ his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25 day of July, 2005.

JAMES STEVEN KELLY

STATE OF ~~TENNESSEE~~ IOWA JK)
COUNTY OF ~~DAVIDSON~~) JOHNSON (JK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES STEVEN KELLY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of July, 2005.

Notary Public

My Commission Expires: 7-1-06

CARLA L. JENSEN
COMMISSION NUMBER 716750
MY COMMISSION EXPIRES
7-1-06