This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050531

Davidson County DEEDWARR
Recvd: 08/15/05 13:47 2 pg:
Fees:13.00 Taxes:540.20
20050815-0096362

Send Tax Bills To:
SAME

New Owner is:
Terrie Garmendia
143 Antler Ridge Circle
Nashville, TN 37214

MAP: 122-01-0-A
PARCEL: 435.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **L.J. Elliott and wife, Ana Elliott**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Terrie Garmendia and husband William Garmendia**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee being Unit No. 24 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions fore Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

Being the same property conveyed to L.J. Elliot by Warranty Deed from Ole South Properties, Inc. dated February 25, 2004, recorded March 4, 2004, in Instrument No. 20040304-0024486, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

_____
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11 day of August, 2005.

GRANTOR:

L.J. Elliott

Ana Elliott

ACKNOWLEDGEMENT

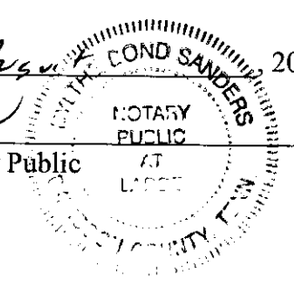
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **L.J. Elliott and Ana Elliott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11 day of August, 2005.

Notary Public

My Commission Expires:_____



My Commission Expires Nov. 23, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $146,000.00.

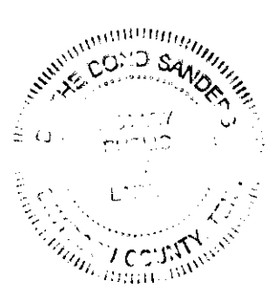
Affiant

SWORN TO and subscribed before me this 11 day of August, 2005

NOTARY PUBLIC

My commission expires:

_____



My Commission Expires Nov. 23, 2006