This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050477

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Same

Davidson County DEEDWARR
Recvd: 08/18/05 13:47 3 pgs
Fees:18.00 Taxes:273.80
20050818-0098618

New Owner is:
Sean L. Ellis
2474 Scott Valley Drive
Nashville, TN 37217

MAP: 149-03
PARCEL: 81.00

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, **Gladys R. Dodson Vaughn f/k/a Gladys R. Dodson and husband, Ben Vaughn and Annie Dodson, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sean L. Ellis, single** , 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 Lot No. 2-A on the Plan of the Zone Lot Division of Lots 1, 2, 3, 5 & 6, Edge-O-Lake Villa, as of record in Plat Book 6900, page 740, amending Plat Book 6050, page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gladys R. Dodson Vaughn f/k/a Gladys R. Dodson and Annie Dodson, by Warranty Deed from Thomas G. Koppes and wife, Imelda G. Yago dated August 1, 2001, recorded August 8, 2001, in Instrument No. 200108080085331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the restrictive covenants of record in Book 6900, page 740, amending Plat Book 6050, page 99, said Register's Office.

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.

GV HDBV 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 12th day of August, 2005.

GRANTOR:

Gladys D. Vaughn

Gladys R. Dodson Vaughn f/k/a Gladys R. Dodson

Ben W Vaughn

Ben Vaughn

Annie Dodson

Annie Dodson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Gladys R. Dodson Vaughn f/k/a Gladys R. Dodson and husband, Ben Vaughn, and Annie Dodson, unmarried**, 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 12th day of August, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The actual consideration or value, whichever is greater, for this transfer is $74,000.00.

Affiant

SWORN TO and subscribed
before me this 8th day of
August, 2005

NOTARY PUBLIC

My commission expires:

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008