2005

(1)
Box 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00. *Affiant* Subscribed and sworn to me on September 12, 2005. NOTARY PUBLIC NOTARY PUBLIC AT LARGE Richard W. Sebastian My Commission Expires March 22, 2008

RICHARD W. SEBASTIAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY: STATE OF TENNESSEE
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21005SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elite Homes, LLC P.O. Box 1892 Brentwood, TN 37064	SAME ADDRESS AS NEW OWNER	Map 105-10, Parcels 115 & 117

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elizabeth Louise Fondaw, Executrix under the Last Will & Testament of Della Mae Bridges, deceased and Elizabeth Louise Fondaw, Robert Howard Bridges and Betty Jane Callis, devisees under the Last Will & Testament of the Estate of Della Mae Bridges, deceased, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Elite Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successor and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, more particularly described as follows:

TRACT NO. 1:

Being the easterly one-half of Lot No. 14 on the Waverly Land Company's Plan of Lots of record in Book 57, page 94, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 50 feet on the northerly side of Wedgewood Avenue, formerly Washington Street, and runs back between parallel lines, 225 feet to an alley.

Davidson County DEEDWARR
Recvd: 09/14/05 10:10 4 pgs
Fees:23.00 Taxes:1665.00
20050914-0110475

Being the same property conveyed to Herschel Bridges and Della Mae Bridges, by Deed from Margaret Williams McMillen, of record in Book 7413, page 912, in the Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

Being the easterly one-half of Lot No. 13 on the Plan of Waverly Land Company's Subdivision of Blocks 1, 6 and 7, Waverly Plan, and Lots 6, 7, 8 and 9 of Horton Plan of record in Book 57, page 92, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 50 feet on the northerly side of Wedgewood Avenue, formerly Washington Street, and runs back between parallel lines 225 feet to an alley.

Being the same property conveyed to Robert H. Bridges and wife, Della S. Bridges, by Deed from Mary Louise Hill of record in Book 3338, page 123, in the Register's Office for Davidson County, Tennessee.

The said Herschel Bridges, being one and the same person as Robert H. (Herschel) Bridges, has since died, predeceasing his wife, Della Mae Bridges. The said Della Mae Bridges, being one and the same person as Della S. Bridges, has since died, leaving her Last Will and Testament of record as part of Docket No. 04P-1719 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 746/750 Wedgewood Park, Nashville, TN 37203.

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, its successor and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

The said Edward Fondaw, husband of Elizabeth Louise Fondaw, Deborah Bridges, wife of Richard Howard Bridges and Lloyd Callis, husband of Betty Jane Callis, are executing this instrument for the purposes of conveying any and all marital interest they may have in the subject property.

WITNESS our hands on September 12, 2005.

Estate of Della Mae Bridges, Deceased:

By: Elizabeth Louise Fondaw
Elizabeth Louise Fondaw, Executrix

Elizabeth Louise Fondaw
Elizabeth Louise Fondaw

Robert H Bridges
Robert Howard Bridges

Betty Jane Callis
Betty Jane Callis

Edw Fondaw
Edward Fondaw

Deborah Bridges
Deborah Bridges

Lloyd Callis
Lloyd Callis

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Elizabeth Louise Fondaw with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Executrix of The Estate of Della Mae Bridges, deceased, the within named bargainor, and that she as Executrix executed the foregoing instrument for the purposes therein contained in her capacity as Executrix.

WITNESS my hand and seal this 12th day of September, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/22/08

RICHARD W. SEBASTIAN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **ELIZABETH LOUISE FONDAW and EDWARD FONDAW,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 12 day of September, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/22/08

RICHARD W. SEBASTIAN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **ROBERT HOWARD BRIDGES and DEBORAH BRIDGES,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 12 day of September, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/22/08

RICHARD W. SEBASTIAN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

STATE OF FLORIDA]
COUNTY OF Collier **]**

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **BETTY JANE CALLIS and LLOYD CALLIS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 9 day of September, 2005.

Sally L. Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

SALLY L. SMITH
MY COMMISSION # DD 124230
EXPIRES: August 11, 2006
1-800-3-NOTARY FL Notary Service & Bonding, Inc.