Davidson County DEEDWARR
Recvd: 09/21/05 13:23 2 pgs
Fees:13.00 Taxes:780.70

20050921-0113553

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

TAREE L. RUSSELL NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

G-KW-05-1816

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Ellis	Countrywide Home Loans	
1816 Bryce Circle	105 Westpark Dr Ste 195	172-15A 233.00 CO
Nashville, Tennessee 37211	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL WYNNS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON ELLIS AND WIFE, JULIE ELLIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 192 ON THE PLAN OF HOLT WOODS, SECTION TWELVE, OF RECORD IN BOOK 9700, PAGE 723, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL WYNNS BY WARRANTY DEED FROM YAZDIAN CONSTRUCTION, INC., RECORDED ON THE 3RD DAY OF JULY, 2000 IN INSTRUMENT NO. 200007030066143, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THIS WAS NOT THE PRIMARY OR MARITAL RESIDENCE OF THE SAID MICHAEL WYNNS.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 9700, page 723; Book 11096, page 143; Book 9570, page 13; Book 9570, page 5; and Instrument Number 20020807-0095356, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1816 Bryce Circle, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 16th day of September, 2005.

Michael Wynns

STATE OF Tennessee
COUNTY OF Davidson

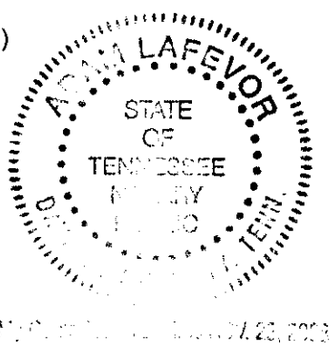
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Wynns, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of September, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903