This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 3**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 11/09/05 10:26 3 pg
Fees:18.00 Taxes:418.10

20051109-0135734

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JAMES B. FOWLKES AND WIFE, NELLIE FOWLKES**, hereinafter referred to as "collectively Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **HERBERT CELADA, UNMARRIED** hereinafter "collectively Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5A48 ON THE PLAN OF GLENGARY PARK, SECTION "FIVE A", OF RECORD IN BOOK 3300, PAGE 58, REGISTER'S OFFICE FOR FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 5A48 FRONTS 90 FEET ON THE NORTHWESTERLY MARGIN OF DUNAILIE DRIVE AND EXTENDS BACK 153 FEET ON THE NORTHEASTERLY LINE AND 154.6 FEET ON SOUTHWESTERLY LINE TO A LINE IN THE REAR, MEASURING 95.2 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED TO JAMES B. FOWLKES AND WIFE, NELLIE FOWLKES BY WARRANTY DEED OF WALTER JOHNSON, UNMARRIED DATED AUGUST 12, 1983 AND RECORDED AUGUST 15, 1983 IN BOOK 6115, PAGE 959, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 120-9-84

This property is known as: 507 DUNAILIE DRIVE, NASHVILLE, TN 37217

Subject to all matters shown on the Plat of record in Book 3300, Page 58, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 3rd day of November, 2005.

Grantor
James B. Fowlkes

Grantor
Nellie Fowlkes

STATE OF Tennessee

COUNTY OF WILLIAMSON

On this 3rd day of November, 2005, before me personally appeared James B. Fowlkes and Nellie Fowlkes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: _____

Commission Expires: My Commission Expires JUNE 8, 2013

Grantor(s) Name, Address, phone:
James B. Fowlkes
Nellie Fowlkes

Grantee(s) Name, Address, phone:
Herbert Celada
507 Dunailie Drive
Nashville, TN 37217

SEND TAX STATEMENTS TO :
GRANTEE

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$113,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 3rd day of November, 2005

Affiant

HERBERT CELADA
Type or Print Name

(Seal)

Notary Public

My commission expires:

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 8, 2013

Type or Print Name