Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 12/05/05 11:20 2 pg:
Fees:13.00 Taxes:262.70

20051205-0145738

15-0510-150558

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $71,000.00

Cynda Spann
Affiant

Subscribed and sworn to before me, this 30th day of November, 2005.

Sheila McCord
Notary Public
My commission expires: _____

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William Ellis 935 Patio Drive Nashville TN 37214	First Horizon Home Loans 1555 W. Walnut Hill Lane #300 Irving, TX 75038	108-03-0-A-039.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Grace Greer Powell, unmarried**, hereinafter referred to as Grantor has bargained and sold, and does hereby transfer and convey to **William Ellis**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain condominium apartment in Davidson County, Tennessee, described as Lot 24, Unit 39, Patio Villa, a Condominium, a Horizontal Property Regime, as shown on the plat of Phase II of Section Three, Condominium Site Plan, Section Three, Patio Villa, recorded in Book 5200, Page 494 & 495, said Register's Office, and described in a Master Deed recorded in Book 5970, Page 829, re-recorded in Book 6014, Page 978, as amended in Book 7266, Page 827, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the apartments, property, co-owners and tenants of Patio Villa, Condominium Apartments, contained in said Master Deed and the By-Laws Appended thereto (By-Laws of record in Book 6406, Page 799, said Register's Office) are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Grace Greer Powell, a single woman by deed from Alvin D. Hale, a married man, dated February 26, 2001, of record in Instrument Number 20010308-0022047, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 935 Patio Drive, Nashville, TN 37214

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 hand this 30 day of November, 2005.

Grace Greer Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Grace Greer Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Hermitage, TN, this 30 day of November, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

