Davidson County DEEDWARR
Recvd: 02/15/06 14:31 2 pgs
Fees:13.00 Taxes:904.65

20060215-0018528

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $244,500.00

Affiant

Subscribed and sworn to before me, this 13th day of February, 2006.

Notary Public
My commission expires 9/2/09

02-0602-44540

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael D. Ehrat	SunTrust Mortgage, Inc.	180-04-0-A-003
2208 Maple Grove Lane	201 Fourth Avenue North, 7th Floor	
Nashville TN 37211	Nashville, TN 37219	

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, James C. Kelley, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael D. Ehrat and wife, Cindy L. Ehrat, hereinafter called the Grantees, their successors and assigns, a 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. 3, on the Plan of Highland Creek, Section One, of record in Book 9700, Page 959-960, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Classic Homes BQS, LP by deed from Holt Valley, a Tennessee General Partnership, dated 10-24-02, of record in Instrument No. 20021025-0131054, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to James C. Kelley by deed from Classic Homes BQS, LP, dated 3-11-04, of record in Instrument No. 20040316-0029933, Register's Office for Davidson County, Tennessee. Lisa Kelley joins in the execution of this instrument to convey any marital interest she may have in subject property.
>
> 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 2208 Maple Grove Lane, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 13th day of February, 2006.

James C. Kelley
James C. Kelley

Lisa Kelley
Lisa Kelley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 13th day of February, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09

