Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Barbara Nicholson
278 Myhr Green
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 04/18/06 09:55 2 pgs
Fees:13.00 Taxes:636.40
20060418-0043905

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

MAP	**142-7**
GROUP	**C**
PARCEL	**65.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William H. Pate, Jr., Co-Trustee of the Irrevocable Trust Agreement of Bettie V. Pate dated March 4, 2000,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Barbara Nicholson, Tyler Ellendorff, and Pauline Ellendorff, a 1/3 undivided interest each, as tenants in common** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No. 65 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, including without limitation the bylaws appended thereto of record in Book 7184, Page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312, said Register's Office, to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Patricia B. Burgoyne and William H. Pate, Jr. , as Co-Trustees of the Irrevocable Trust Agreement of Bettie V. Pate dated March 4, 2000 by Quitclaim deed from Bettie B. Pate of record in Instrument No. 20001113-0112447; further being the same property conveyed to Bettie B. Pate by Warranty Deed from Rochford Realty and Construction Company, Inc. of record in Book 8801, Page 115, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **278 Myhr Green, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is 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, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the 7th day of **April, 2006.**

William H. Pate, Jr. Co-Trustee

William H. Pate, Jr., Co-Trustee of the Irrevocable Trust Agreement of Bettie B. Pate dated March 4, 2000

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William H. Pate, Jr., Co-Trustee of the Irrevocable Trust Agreement of Bettie B. Pate dated March 4, 2000**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of April, 2006.

Patricia S. Cochran
NOTARY PUBLIC

PATRICIA S. COCHRAN NOTARY PUBLIC MECKLENBURG COUNTY, NC

My Commission Expires: January 4, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $172,000.00.

Stephanie Spect
AFFIANT

Subscribed and sworn to before me on this 11th day of April, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE