RETURN TO:

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

SEND TAX BILLS TO:
Vision Mortgage Profesionals
115 Castle Heights Ave N. Suite 206
Lebanon, TN 37087

NH657

MAP PARCEL NUMBERS
Map & Parcel No.-86-3-63

Davidson County DEEDWARR
Recvd: 05/04/06 10:52 2 pgs
Fees:13.00 Taxes:571.65

20060504-0051903

WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of ~~April~~ May, **2006**, by and between **James Alan Ellis and Susan P. Ellis, husband and wife**, party of the first part, and **Lisa Watson**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$154,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

Situated in Davidson County, Tennessee, being Lot No. 59, on the Plan of Ridgemere, of record in Plat Book 6250, page 937-939, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James Alan Ellis, unmarried by deed from Michael D. Fulghum and wife, Alisa J. Fulghum, of record in Book/Instrument No. 20000504004503 Register's Office, Davidson County, Tennessee, dated 4/28/00 and recorded 5/4/00.

The above referenced property is also known as 1716 Ridgemere Court, Hermitage, TN 37076.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 6250, page 937-939; Restrictive Covenants of record in Book 10925, page 941; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

James Alan Ellis

Susan P. Ellis

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Alan Ellis and Susan P. Ellis, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 2nd day of ~~April~~ May, **2006.**

My commission expires 1-27-07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE TISHA COLWIN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$154,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3 day of ~~April,~~ May **2006.**

NOTARY PUBLIC

My commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

PROPERTY ADDRESS:
1716 Ridgemere Court
Hermitage, TN 37076

Name and address of new owner:

property address