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

SEND TAX BILLS TO:
American Home Mortgage
538 Broadhollow Rd.
Melville, NY 11747

MAP PARCEL NUMBERS
Map and Parcel No: 103-12-89.00

Davidson County DEEDWARR
Recvd: 05/22/06 10:37 2 pgs
Fees:13.00 Taxes:1665.00
20060522-0059669

WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of May, **2006**, by and between **Leslie F. Orenstein**, DIVORCED, party of the first part, and **James A. Ellis and Susan P. Ellis, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$450,000.00** 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 Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 of Block "I" on the Plan of Cherokee Park, Section 2, as of record in Book 457, page 175 and 176, Register's Office for said County.

Said Lot No. 27 fronts 60 feet on the northerly side of Lauderdale Road and runs back 131.82 feet on the easterly line and 135.50 feet on the westerly line, to a dead line, measuring 73 feet thereon.

Being the same property conveyed to Leslie F. Orenstein from Betty A. Orenstein by Quit Claim Deed date 9-17-82 and recorded 7-12-85, Register's Office for Davidson County, Tennessee.

The above referenced property is also known as: 251 Lauderdale Road, Nashville, Tennessee 37205.

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 Book 457, page 175 and 176; and any and all restrictions, easements, right of ways, zoning regulations, setback lines, charters, master deeds, homeowner's association by laws, etc. of record in the Register's Office, Davidson County, Tennessee.

The above referenced 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.

Leslie F. Orenstein

STATE OF ~~TENNESSEE~~ NH, COUNTY OF Hillsboro

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leslie F. Orenstein,** DIVORCED, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 11th day of May, **2006.**

My commission expires June 27, 2010

Notary Public

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, **$450,000.00**, 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 11th day of May, **2006.**

NOTARY PUBLIC

My commissions expires: 2/27/10

CHRISTY D. LAUDRUM
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

PROPERTY ADDRESS:
251 Lauderdale Road
Nashville, TN 37205

Name and address of new owner:
James A. & Susan P. Ellis
251 Lauderdale Road
Nashville, TN 37205