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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $277,000.00

Davidson County DEEDWARR
Recvd: 07/10/06 10:15 2 pgs
Fees:13.00 Taxes:1024.90
20060710-0082223

Affiant

Subscribed and sworn to before me, this 7th day of July, 2006.

Notary Public
My commission expires: 5/3/2010

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

15-0605-150740

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua S. Ellis 1106 Forrest Avenue Nashville TN 37206	1st Trust Bank for Savings 6525 Quail Hollow, Ste 300 Memphis, TN 38187	83-09-0-123

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, Haley McLemore Hazlitt and husband, Van R. Hazlitt, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joshua S. Ellis and wife, Stefanie B. Ellis, 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. 26, on the Plan of Bransford-McWhirter Subdivision of the Allison Place, of record in Book 161, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert W. Briley and wife, Pier S. Briley by deed from William Kimberlin, dated 6-25-97, of record in Book 10520, Page 40, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Haley McLemore by deed from Robert W. Briley and wife, Pier S. Briley, dated 4-15-05, of record in Instrument No. 20050421-0044281, 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 1106 Forrest Avenue, Nashville, TN 37206

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 7th day of July, 2006.

Haley McLemore Hazlitt

Van R. Hazlitt by Haley M Hazlitt his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Haley McLemore Hazlitt and Van R. Hazlitt, 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 Nashville, TN, this 7th day of July, 2006.

Jennifer L Wise

State of Tennessee at Large

My Commission expires

MY COMMISSION EXPIRES:
May 3, 2010

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY