FILE BOX "7"

Davidson County DEEDWARR
Recvd: 11/29/06 08:50 2 pgs
Fees:13.00 Taxes:610.50
20061129-0147011

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45017

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2006

Notary Public

MY COMMISSION EXPIRES: 5/22/10

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Kelso	Wachovia Mortgage Corporation	142-7-C-40
228 Myhr Green	1410 Commonwealth Drive, Suite 140	
Nashville, TN, 37221	Wilmington, NC 28403	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Glenda Hinchman and Carol Howard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James L. Kelso and wife, Velma R. Kelso

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 40-C of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act, as shown of record in Book 6900, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description.

BEING the same property conveyed to Capitola S. Pratt with a Life Estate, Glenda Hinchman and Carol Howard, as tenants in common with 50% right, title and interest, by Quitclaim Deed from Capitola S. Pratt of record in Instrument No.: 20060517-0057490; and by Warranty Deed from Wilma Jean Ezell of record in Book 7705, Page 641, Register's Office for Davidson County, Tennessee. The said Capitola S. Pratt having since died.

Unimproved ( )
This is improved (X) property known as 228 Myhr Green, Nashville, TN 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 20th day of November, 2006

X Glenda Hinchman
Glenda Hinchman

X Carol Howard
Carol Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Glenda Hinchman and Carol Howard, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2006

Notary Public

My Commission Expires: 5/22/10

