(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/07 08:56 2 pgs
Fees:13.00 Taxes:1180.30

20070103-0000841

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2006

Notary Public

MY COMMISSION EXPIRES: JANUARY 2, 2008
(AFFIX SEAL)

LEE ANN CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim A. Kelly, Trustee	Countrywide Home Loans, Inc.	131-05-C
(NAME)	(NAME)	(MAP)
203 Cheswick Court	3011 Armory Drive Suite 120	203.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Madelyn B. Pritchett, a married person, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Tim A. Kelly, Trustee under the Timothy Aubrey Kelly Living Trust, dated November 8, 2001, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 203 of The Hillsborough Condominiums, a Condominium, a Horizontal Property Regime, located on Cheswick Court, Nashville, TN, as shown on the plat of The Hillsborough Condominiums, Condominium apartments, recorded in Plat Book 6250, page 699, said Register's Office, and described in a Master Deed recorded in Book 6822, page 721, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Hillsborough Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6822, page 721, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Madelyn B. Pritchett, by deed from Kristen Ann Riddick and husband, John C. Riddick, Jr., of record in Instrument No. 20020705-0080987, Register's Office for Davidson County, TN.

The herein named property is not now, nor has it ever been, the primary principal residence of the herein named Grantor nor her spouse.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 203 Cheswick Court, Nashville, Tennessee 37215

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 29th day of December, 2006.

Madelyn B. Pritchett by George Bradley Pritchett Atty in Fact

Madelyn B. Pritchett by: George Bradley Pritchett
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared George Bradley Pritchett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney in Fact for Madelyn B. Pritchett, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Madelyn B. Pritchett, the bargainor, by the said, George Bradley Pritchett, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of December, 2006.

Lee Ann Campbell
Notary Public

My Commission Expires: JANUARY 23, 2010

