Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 05/25/07 08:54 1 pgs
Fees:13.00 Taxes:629.00

20070525-0062365

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVDISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170 000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2007.

Notary Public

(Affix Seal)

My Commission Expires: 8-3-10

Preparer's File #-07E0262

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ellen Jones	Churchill Mortgage Corporation	103-03-O-044.00
193 53rd Avenue North	761 Old Hickory Blvd., Suite 401	
Nashville, Tennessee 37209	Brentwood,TN 37027	

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, JULIE SKALKA MARTIN AND LURA C. SKALKA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ELLEN JONES, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 on the Plan of Siegrist Subdivision, of record in Book 2330, page 131, Register's Office for said County.

Said Lot fronts 56 feet on the westerly side of 53rd Avenue North and runs back between lines, 122 feet on the northerly line and 109 feet on the southerly line to a dead line in the rear on which it measures 58 feet.

Being the same property conveyed to Julie Skalka Martin by Quitclaim Deed from Lura C. Skalka, with a life estate retained by Lura C. Skalka, of record in Instrument No. 20031022-0156312, dated 10/9/2003, Register's Office for Davidson County, Tennessee.

Lura C. Skalka is unmarried. Julie Skalka Martin is married, but this property is not and never has been her residence.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as **193 53rd Avenue North, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **23rd** day of **May, 2007**:

Julie Skalka Martin

Lura C. Skalka

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JULIE SKALKA MARTIN AND LURA C. SKALKA, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, TN, this 23rd day of May, 2007.

Notary Public

My Commission Expires: 04/29/2010