Davidson County DEEDWARR
Recvd: 07/24/07 09:49 2 pgs
Fees:13.00 Taxes:545.75

20070724-0087632

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $147,500.00

Patty Parsons
Affiant

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 16th day of July, 2007

Notary Public

My commission expires: 03/12/11

03-0707-34848

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary Janice Elliott 105 Leake Avenue, #24 Nashville TN 37205	New Owner	116-13-0-C 024.00CO

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, Betty G. Willis, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary Janice Elliott, 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 Unit No. 24, together with Parking Space #40, on the Plan of Plan of Belle Meade Tower (Revised), of record in Book 4175, Page 159, as revised in Instrument No. 20001020-0104050, together with the Master Deed of record in Book 4669, Page 530; Book 4494, Page 489; Book 4631, Page 410; Book 4851, Page 950; Book 5046, Page 828; as amended in Instrument No. 20030725-0104241; further amended in Instrument No. 20000614-0059221; and further amended in Instrument No. 20000803-0076841, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Betty G. Willis by deed from Barbara Bowles Berg and Virginia Bowles Karpawich, dated March 6, 2006, recorded April 6, 2006, of record in Instrument No. 20060406-0039841, 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 105 Leake Avenue, #24, Nashville, TN 37205

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 16th day of July, 2007.

Betty G. Willis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Betty G. Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 16th day of July, 2007.

Karen Colbert

~~Diane K. Mann~~ Karen Colbert
State of Tennessee at Large

My Commission expires ~~02/22/09~~ 7/24/2010

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212