Davidson County DEEDWARR
Recvd: 02/04/08 12:50 2 pgs
Fees:13.00 Taxes:1627.63

20080204-0011372

WARRANTY DEED

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

08-01-030

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of January, 2008

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
HELEN R. ALLEN and ELLEN C. ROSSER	**SAME**	118-02-0-A
(NAME) 2608 Vaulx Lane	(NAME)	002.00CO
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **EXODUS INDUSTRIES, INC., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HELEN R. ALLEN, Umarried and ELLEN C. ROSSER, Unmarried, Tenants in Common with Rights of Survivorship**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2608, of the VAULX LANE TOWNHOMES, a Horizontal Property Regime, established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq., as amended in the Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument No. 20070105-0002552, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of the VAULX LANE TOWNHOMES as shown on Exhibit "A" to the Master Deed of record Instrument No. 20070105-0002552, said Register's Office, for a more complete identification and description of such unit.

BEING part of the same property conveyed to EXODUS INDUSTRIES, a Tennessee Corporation by Deed from GWEN SHAMBLIN, A MARRIED WOMAN, dated January 5, 2007 of record in Instrument No. 20070105-0002551, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved
Improved property known as: 2608 Vaulx Lane, Nashville, TN, 37204.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 31st day of January, 2008

EXODUS INDUSTRIES, INC.
A TENNESSEE CORPORATION

BY: _____
BRANDON HANNAH, AUTHORIZED AGENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Brandon Hannah**, 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 Authorized Agent of **EXODUS INDUSTRIES, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the A Tennessee Corporation by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of January, 2008.

My Commission Expires: 01/03/11

_____
Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON