This instrument prepared by Ballew & Freeman, Mail P.O. Box 1368, Madison, TN 37116

# WARRANTY DEED

BOOK 7084 PAGE 258

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael R. Warren et ux (NAME) | Mortgagee<br>Delta Mortgage Company (NAME) | 51-10-0-B |
| 151 Ellington Place (STREET ADDRESS OR ROUTE NUMBER) | 38 Old Hickory Cove, Suite D (STREET ADDRESS) | 011.00 CO |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Jackson, TN 38306 (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00) ---------- *Dollars,*

cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged;

BRANDON PROPERTIES, INC., a Tennessee Corporation

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Michael R. Warren and wife, Kathy M. Warren

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A certain condominium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 151 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Brandon Properties, Inc., a Tennessee Corporation, by deed from Larry L. Westbrook, Trustee, of record in Book 6694, page 19, Register's Office for Davidson County, Tennessee.

**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is* $ 63,774.00

*Subscribed and sworn to before me this the* 22 *day of* Dec. *19* 86

*My commission expires:* 11-12-89 *(Affix Seal)*

*Affiant* Michael R. Warren

*Notary Public*

*unimproved ( )*
*This is improved (X) property, known as* 151 Ellington Place, Madison, Tennessee 37115
*(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 our hands this* 22nd *day of* December *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BRANDON PROPERTIES, INC.

By: Wayne Hilton V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* _____, *a Notary Public in and for said County and State* _____

*the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

*Commission expires* _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Eugene Fulton, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* himself *to be* Vice-President *of the* Brandon Properties, Inc., *the within named bargainor, a corporation, and that* he *he as such* Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* Vice President.

*Witness my hand and seal, at office in* Brentwood, Tennessee, *this* 22nd *day of* December, *19* 86.

_____ *Notary Public*

*Commission expires* 11-12-89

**The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisins and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burderns, liens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Ellington Place Condominiums, of record in Book 6984, page 84, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto.

7 7 1 9 9

IDENTIFICATION REFERENCE

Dec 29 6 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**WARRANTY DEED**

FROM
Brandon Properties, Inc.

TO
Michael R. Warren
Kathy M. Warren

B1062

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Prepared by: Bailey & Freeman, Attys

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 7084 PAGE 260

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

63774.00- CONT,
178.64 CSTAX
.50 PRFEE
6.00 MISC
CHECK 185.14-
10698:12/29/96 TAL .70

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

7.7.19.9.

IDENTIFICATION REFERENCE

Dec 29 6 32 PM '96

FELIX Z. WILSON RE REGISTER
DAVIDSON COUNTY, TN

**No.** 27549