Prepared by: Madison Title Company, P.O. Box 1368, Madison, Tennessee 37116

BOOK 7165 PAGE 995

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	~~MORTGAGOR:~~ Mortgagee	MAP PARCEL NUMBERS
Manuel D. Edwards, Jr. (NAME)	CityFed Mortgagee Co. (NAME)	051-10-0-B
210 Ellington Place (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	048.00 Co
Madison, TN 37115 (CITY) (STATE) (ZIP)	Somerset, NJ 08873 (CITY) (STATE) (ZIP)	

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

cash in hand paid by the grantee(s) 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 Manuel D. Edwards, Jr.

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. 210 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.

IDENTIFICATION REFERENCE 033112

MAR 12 1 16 PM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,800.00

Subscribed and sworn to before me this the 6 *day of* March *19* 87

My commission expires: 3-6-89

(Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC AT LARGE

unimproved ( )
This is improved (X) property, known as 210 Ellington Place, Madison, TN 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 6 *day of* March *19* 87 *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: VP.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Brandon Properties, Inc.

*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* Brandon Properties, Inc. *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* VP *of the* Brandon Properties, *the within named bargainor, a corporation, and that* he *as such* VP *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President.

Witness my hand and seal, at office in Madison, *this* 6 *day of* Mar, 1987

_____ *Notary Public*

Commission expires 3-8-89

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

**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.

WARRANTY DEED

FROM Brandon Properties, Inc.

TO Manuel D. Edwards, Jr.

B1064

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			6980 [illegible] CANT.	
			195.44 CSTAX	
			.50 [illegible]	
			6.00 MORTG	
			CHECK	201.94
			1179.80/12/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03312

IDENTIF. REFERENCE

MAR 12 1 16 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 56311

Void

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Void

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