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

BOOK 7167 PAGE 684

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee	MAP PARCEL NUMBERS
Rita J. Simmons (NAME)	City Federal Savings Bank (NAME)	[illegible]
137 Ellington Place (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	[illegible]
Madison, TN 37115 (CITY) (STATE) (ZIP)	Somerset, New Jersey 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 Rita J. Simmons, unmarried, and Robert E. LaBrec *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. 137 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.

037.94 ** CERTIFIED TO BE A TRUE COPY ATTEST: RICHARD R. ROBERTSON, REGISTER OF DEEDS, DAVIDSON COUNTY, TENNESSEE

87 MAR 13 12 56 PM

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 73,495.00

Subscribed and sworn to before me this the 10th *day of* March 1987

My commission expires [illegible] *(Affix Seal)*

Affiant [signature]

Notary Public

This is improved (X) unimproved ( ) property, known as 137 Ellington Place, Madison, TN 37115 (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, 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 except current year taxes and easements & restrictions of record.

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 10th *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: [signature] V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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* [illegible] *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* Vice President *of the* Brandon Properties, Inc., *the within named bargainor, a corporation, and that* 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* him *self as* Vice President.

Witness my hand and seal, at office in Madison, Tennessee
this 10th *day of* March, 19 87

Commission expires 3-8-89

Notary Public

**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 provisions 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 sewewr, 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, burdens, 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

TO

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7167 PAGE 686

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
			205.80	CO TAX
			.50	PRFEE
			6.00	MO TX
			CHECK	212.30-
			1734AUC/13/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 3 7 9 4

IDENTIFICATION REFERENCE

Mar 13 12 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 56861