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

BOOK 7329 PAGE 774

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	Mortgagee:	MAP PARCEL NUMBERS
Patrick Donald Martin (NAME)	Barclays/American Mortgage Corporation (NAME)	52-10-0-B
231 Ellington Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 33213 (STREET ADDRESS)	Parcel 067.00
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Charlotte, North Carolina 28233 (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;

ROBERT E. LaBREC and wife, Ithaca LaBrec

have this day bargained and sold, and do hereby transfer and convey unto the said PATRICK DONALD MARTIN, unmarried 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. 231 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 Robert E. LaBrec by deed from Brandon Properties, Inc., a Tennessee Corporation, of record in Book 7251, Page 47, Register's Office for Davidson County, Tennessee.

**

Ithaca LaBrec joins in execution of this instrument in order to convey any marital right or interest she may have in said property.

DAVIDSON COUNTY, TN. FILED AND RECORDED Aug 19 3 07 PM 1987

IDENTIFICATION REFERENCE 57390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 78,000.00

Subscribed and sworn to before me this the 17th day of August 1987

Affiant

My commission expires: 3-11-91 (Affix Seal)

Notary Public

NOTARY PUBLIC

unimproved ( )
This is improved (X) property, known as 231 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, except current year property 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 17th day of August, 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.

Robert E. LaBrec
ROBERT E. LaBREC
by Earl E. Gee Jr.
attorney in fact

Ithaca LaBrec
ITHACA LaBREC
by Earl E. Gee
atty-in-fact

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* Robert E. LaBrec and Ithaca LaBree

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

Witness my hand and official seal at Madison *Tennessee, this* 17th *day of* August, *19* 87.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*_____.

_____ *Notary Public*

Commission expires _____

**The premises herein conveyed 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 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, 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON the 17th day of August, 1987, before me personally appeared CARL C. GREEN, JR. to me known to be the person who executed the foregoing instrument in behalf of ROBERT E. LaBREC and ITHACA LaBREC and who acknowledged the execution of same to be the free act and deed of said ROBERT E. LaBREC and ITHACA LaBREC.

In Witness Whereof I have hereby set my hand and official seal at Madison, Tennessee.

Melissa McBride Notary Public

My Commission expires: 3-11-91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
ROBERT E. LABREC et ux

TO
PATRICK DONALD MARTIN

B1104

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 _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

78000.00- CAMT.
218.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 224.90-
3382A08/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 3 9 0

IDENTIFICATION REFERENCE

AUG 19 3 07 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07268