6652 4

IDENTIFICATION REFERENCE

SEP 15 2 12 PM '98

DAVIDSON COUNTY, TN

MAIL ENV.

This instrument prepared by:
Christian A. Horsnell, Esq.
Wyatt, Tarrant, Combs, Gilbert & Milom
1100 Seventeenth Avenue, South
Nashville, Tennessee 37212.

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Rick Eller 119 Ellington Place Madison, TN 37115	Bowest Corporation P. O. Box 85101 San Diego, CA 92138-9165	Map 51-10-B Parcel 35 11D-93835

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the assumption of a first mortgage indebtedness in the original principal amount of $75,000.00 currently held by Bowest Corporation and secured by a deed of trust of record in Book 7115, page 983, Register's Office for Davidson County, Tennessee, which indebtedness Grantee agrees to pay and from which Grantee, by his acceptance hereof, agrees to hold Grantors harmless, we, **RANDALL B. MORGAN, unmarried, DIANNE C. SCHNEIDER (formerly Dianne C. Morgan), AND BOB KERNODLE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RICK ELLER**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

Unit No. 119 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 the same property conveyed to Randall B. Morgan and wife, Dianne C. Morgan, and Bob Kernodle, by deed from Brandon Properties, Inc., a Tennessee corporation, of record in Book 7115, page 980, Register's Office for Davidson County, Tennessee. The said Randall B. Morgan and Dianne C. Morgan having since divorced. Dianne C. Morgan and Dianne C. Schneider being one and the same person.

Patricia J. Kernodle, the wife of Bob Kernodle, and Victor Schneider, the husband of Dianne C. Schneider, hereby join in this conveyance to transfer any rights which they may have in the property being conveyed hereby, marital or otherwise.

The property 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 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, 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.

This conveyance is subject to the above referenced deed of trust, all easements and restrictions of record and 1989 real property taxes, which have been assumed by the Grantee.

This is improved property known as 119 Ellington Place, Madison, Tennessee 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this the 8th day of September, 1989.

Barbara L. Moore POA
Randall B. Morgan, by Barbara L. Moore, Attorney-in-Fact

Dianne C. Schneider
Dianne C. Schneider

Victor Schneider
Victor Schneider

Bob Kernodle
Bob Kernodle

Patricia J. Kernodle
Patricia J. Kernodle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is 73,440.91.

Affiant

Subscribed and sworn to before me, this the 8th day of September, 1989.

Notary Public

My Commission Expires:
November 12, 1989

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, MARILYN S. LORENZ a Notary Public in and for said county and state, the within named Bob Kernodle and Patricia J. Kernodle, the bargainor(s), with whom I am personally acquainted, (or proved identity 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 Nashville, Tennessee, this the 8th day of September, 1989.

Notary Public

My Commission Expires:
November 12, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, MARILYN S. LORENZ a Notary Public in and for said county and state, the within named Dianne C. Schneider and Victor Schnedier, the bargainors, with whom I am personally acquainted, (or proved identity 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 Nashville, Tennessee, this the 8th day of September, 1989.

Notary Public

My Commission Expires:
November 12, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

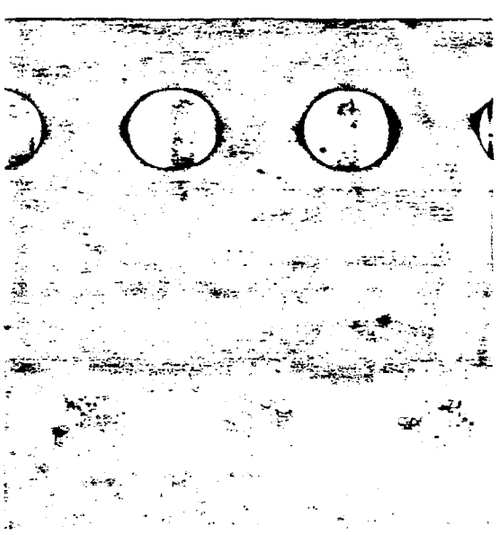
Personally appeared before me, MARILYN S. LORENZ a Notary Public in and for said County and State, Barbara L. Moore, with whom I am personally acquainted (or proved identity to me on the basis of satisfactory evidence) who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Randall B. Morgan, the within named bargainor, and is authorized by the said Randall B. Morgan to execute this instrument on his behalf as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of September, 1989.

Notary Public

My Commission Expires:
November 12, 1989





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7938 PAGE 968

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

CAMT	73440.91
CON TX	242.22
PRFEE	1.00
WDEED	9.00
TOTAL	252.22
CHECK	252.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/15/89 01 14:12 0001 5121

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IDENTIFICATION REFERENCE

SEP 15 2 12 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 249109