dk

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
Samuel F. Leyhew, Et Ux	Fidelity Federal Bank	51-10-B-79-CO
(NAME) 213 Ellington Place	(NAME) 401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

PTA 70165-1

WARRANTY DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, I, MICHAEL P. WHITE, do hereby sell, transfer and convey unto Samuel F. Leyhew and wife, Sue H. Leyhew, the following described real estate located in Davidson County, Tennessee:

Being a certain condominium apartment in Davidson County, Tennessee, described as follows: Unit 213 in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominium, a plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominium, of record in Book 6250, Page 829, said Register's Office. Said condominium apartments are conveyed together with all appurtenant ownership in the common elements and limited common elements of Ellington Place Condominium, as set out in the Master Deed.

The source of Grantor's interest is found in Deed recorded in Book 7399, Page 870, Register's Office of Hamilton County, Tennessee.

Subject to the Plan of record in Book 6250, Page 829, said Register's Office, showing an Owner's Certificate, certain easements, notes and setback lines, to which plan reference is hereby made.

Subject to easement for right of way of record in Book 6772, Page 477, said Register's Office.

Subject to Storm Water Detention Agreement of record in Book 6700, Page 315, said Register's Office.

Subject 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 of 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 building thereon; and also including without limitation

Prepared By
WILLIAM DAVID JONES
ATTORNEY AT LAW
513 Georgia Avenue
CHATTANOOGA, TN 37408

all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Ellington Place Condominium, of record in Book 6984, Page 84, said Register's Office, and the By-Laws appended thereto of record in Book 6984, Page 112, said Register's Office.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

The grantee herein assume and agree to pay all taxes assessed against said real estate for the year 1991.

The legal description contained in this instrument is the same as contained in prior recorded Deeds.

TO HAVE AND TO HOLD the same unto the said _____

Samuel F. Leyhew and wife, Sue H. Leyhew,

_____ heirs and assigns, forever in fee simple.

I covenant that I am lawfully seized and possessed of said real estate; have full power and lawful authority to sell and convey the same; that the title thereto is clear, free and unencumbered, except as hereinabove mentioned, and I will forever warrant and defend the same against all lawful claims.

And I, KATHY WHITE, wife of Michael P. White, for good and sufficient considerations received, do hereby join in the execution of this instrument to release, remise, transfer and convey unto Samuel F. Leyhew and wife, Sue H. Leyhew, any and all right, title, and interest and claim that may be vested in me, in and to the real estate set out hereinabove.

WITNESS our hands on this the 13th day of May, 1991.

Michael P. White
MICHAEL P. WHITE

Kathy White
KATHY WHITE

BOOK 8480 PAGE 296

STATE OF Florida
COUNTY OF Orange

On this the 13 day of May, 1991, before me personally appeared MICHAEL P. WHITE and wife, KATHY WHITE, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument in behalf of themselves, acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: MAY 13, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF ~~XXXXXXXX~~ DAVIDSON

6897 11/06 0101 03CHECK 165.40

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 42,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Samuel J. Leyhew
Affiant

Subscribed and sworn to before me on this the 4th day of November, 1991.

Notary Public

My Commission Expires: 7/24/93

5995

IDENTIFICATION REFERENCE

Nov 6 9 52 AM '91

FELIX Z. WISCONZI REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8480 PAGE 297

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

CAMT 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 9.00
TOTAL 165.40
CHECK 165.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/06/91 01 09:54 0001 6897

5 9 9 5 5

IDENTIFI REFERENCE

Nov 6 9 52 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 474037