File 11906 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9119 PAGE 248

Gerald G. Patterson, Attorney
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LINDA J. ELLINGWOOD	MORTGAGE SERVICE AMERICA CO.	Map 131-5-A
(NAME)	(NAME)	
5039 Hillsboro Road, #130	11320 Random Hills Road, #400	Parcel 130
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Fairfax, Virginia 22030	F.B. 7DA70126
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, TORREY B. NANCE AND BETTIE P. BAXTER, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDA J. ELLINGWOOD, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit 130 on the Plan of Section One Jefferson Square Townhouses of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square Section One, a horizontal property regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693, and Book 8550, page 3, said Register's Office.

Being the same property conveyed to Torrey B. Nancy and Bettie P. Baxter by deed from James F. Steward and wife, Margaret Stewart of record in Book 5179, page 978, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and paid by the Seller; (2) Covenants, Conditions, Restrictions, and Agreements of record in Book 4731, page 332, amended in Book 5826, page 693, and in Book 8550, page 3; (3) By-Laws of record in Book 4731, page 341, amended in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, and in Book 8550, page 973; (4) Charter of record in Book 8485, page 643, and in Book 8556, page 701; (5) All matters appearing on the Plan of record in Plat Book 4675, page 12, said Register's Office.

3456 10/19 0101 03CHECK 445.60

15558

IDENTIF. ↑ REFERENCE

93 OCT 19 AM 10:45

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) property, known as 5039 Hillsboro Road, #130, Nashville, Tennessee 37215 unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of October, 19 93

Torrey B Nance
TORREY B. NANCE

Bettie P. Baxter
BETTIE P. BAXTER

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, TORREY B. NANCE AND BETTIE P. BAXTER

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of October, 19 93.

My commission expires March 25, 1995 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October 19 93

MY COMMISSION EXPIRES: March 25, 1995 (AFFIX SEAL)

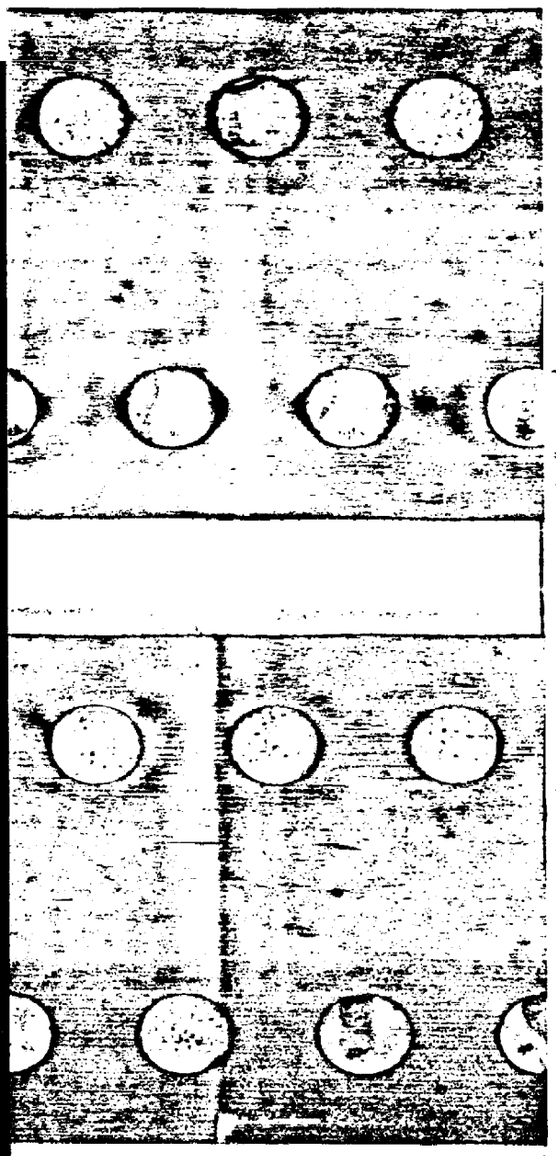
Notary Public

WARRANTY DEED

FROM TORREY B. NANCE AND BETTIE P. BAXTER

TO LINDA J. ELLINGWOOD

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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
			CAMT	
				118000.00
			CON TX	436.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	445.60
			CHECK	445.60
10/19/93	01		10:47 0001	3456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75558
IDENTIF. # REFERENCE

93 OCT 19 AM 10:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 711306