BOOK 9623 PG 334

95 MAR 21 AM 8:30

43645

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

JENNIFER A. RICHTER, UNMARRIED
149 ELLINGTON PLACE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 51-10-B, PARCEL 12

SEND TAX BILLS TO:

INLAND MORTGAGE CORPORATION
P.O. BOX 80804
~~[redacted]~~ 46280-0804
dca INDIANAPOLIS, IN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS, $60,900.00.

Jennifer A. Richter
AFFIANT

Subscribed and sworn to me, this the 8 day of MARCH, 1995.

Denise C. Allis
Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, JANICE LEE SHEARON, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JENNIFER A. RICHTER, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 149 ELLINGTON PLACE, MADISON,, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM 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 to the extent otherwise set forth in Exhibit "B" hereto.

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I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 8 day of MARCH, 1995.

Janice Lee Shearon
JANICE LEE SHEARON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE LEE SHEARON, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 8 day of MARCH, 1995.

Denise C. Allen
notary public

My commission expires: 5-11-96

EXHIBIT 'A'

A certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit 149 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, Register's Office for Davidson County, Tennessee. 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.

Being the same property conveyed to David A. Shearon and wife, Janice Lee Shearon, by Special Warranty Deed from Sovran Bank/Tennessee, a Tennessee Banking corporation, of record in Book 8477, page 710, Register's Office for Davidson County, Tennessee, the said David A. Shearon and wife, Janice Lee Shearon having since been divorced in the Circuit Court for Davidson County, Tennessee. David A. Shearon conveyed all of his right, title and interest in and to said property to the said Janice Lee Shearon, by Quitclaim Deed of record in Book 9232, page 98, said Register's Office.

EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 6250, page 829, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and By-Laws of Ellington Place Condominiums, of record in Book 6720, page 332, and in Book 6984, page 84, Register's Office for Davidson County, Tennessee.

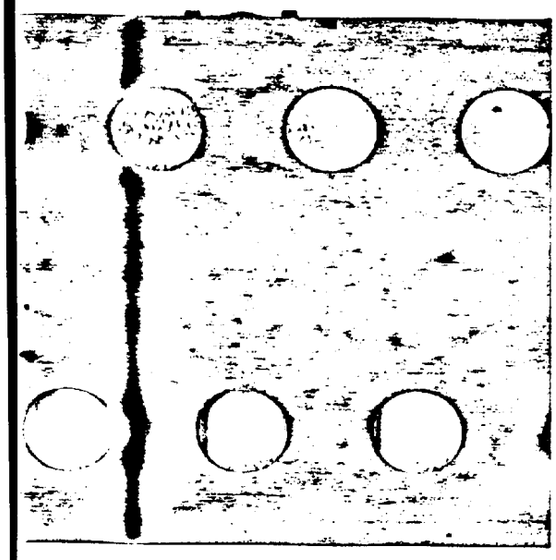
5. Storm Water Detention Agreement, of record in Book 6700, page 315, said Register's Office.

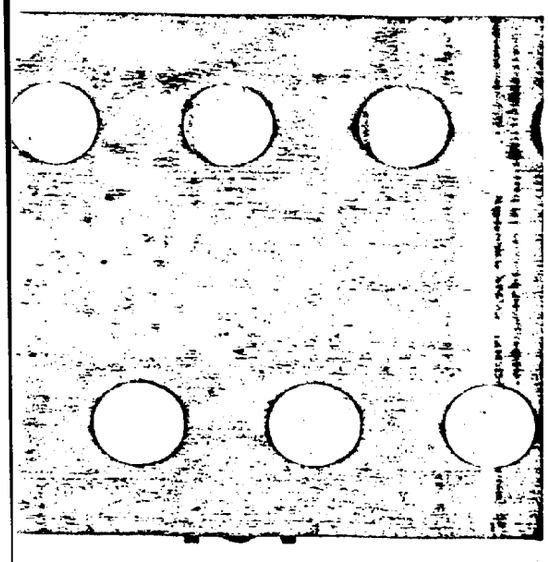
6. Easement for Sanitary Sewers and Storm Drainage, of record in Book 7461, page 874, said Register's Office.

7. Easement for Water Mains, of record in Book 7461, page 877, said Register's Office.

8. Right-of-way Easement of record in Book 6772, page 477, said Register's Office.

21:54 03/21 01:01 03CHECK 230.33





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 60900.00
CON TX 225.33
PRFEE 1.00
MTGFEE 12.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 238.33

CHECK 238.33

03/21/95 01 08:31 0001 2154

43645
IDENTIF. & REFERENCE

95 MAR 21 AM 8:30

REGISTER
DAVIDSON COUNTY, TN.

No. 891729