WARRANTY DEED

BOOK 10133 PG 851

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,200.00

Anna K. Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF July 19 96

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 28, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANNA K. KELLY (NAME)	**SAME** (NAME)	51-10-B-17CO
139 ELLINGTON PLACE (ADDRESS)	(ADDRESS)	11D-93817
MADISON, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, CLEVELAND MORELAND, JR., UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNA K. KELLY, **TRUSTEE OF THE ANNA K. KELLY LIVING TRUST, DATED AUGUST 26, 1994, WITH FULL POWER TO SELL OR ENCUMBER WITHOUT JOINDER OF BENEFICIARY** HEREINAFTER CALLED THE GRANTEES, THEIR 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 in DAVIDSON County, Tennessee, being Unit No. 139, on the Plan of ELLINGTON PLACE CONDOMINIUMS, of record in Book 6250, page 829, and as Exhibit "C", in Book 6984, page 84, Register's Office for DAVIDSON County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to CLEVELAND MORELAND, JR., by deed from Edward K. Eskew and wife, Mary E. Eskew, of record in Book 9458, page 634, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of ELLINGTON PLACE CONDOMINIUMS, as said areas are set forth and defined in Master Deed of record in Book 6984, page 84; By-Laws of record in Book 6984, page 112; and Charter of record in Book 7000, page 140; amended in Book 7291, page 203; Book 7780, page 215; and Book 8270, page 507; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 139 ELLINGTON PLACE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 26th day of July 19 96

CLEVELAND MORELAND, JR.

BOOK 10133 PG 852

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLEVELAND MORELAND, JR., UNMARRIED

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 26th day of July, 1996

Commission expires July 26, 1997

I. DYKE TATUM
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

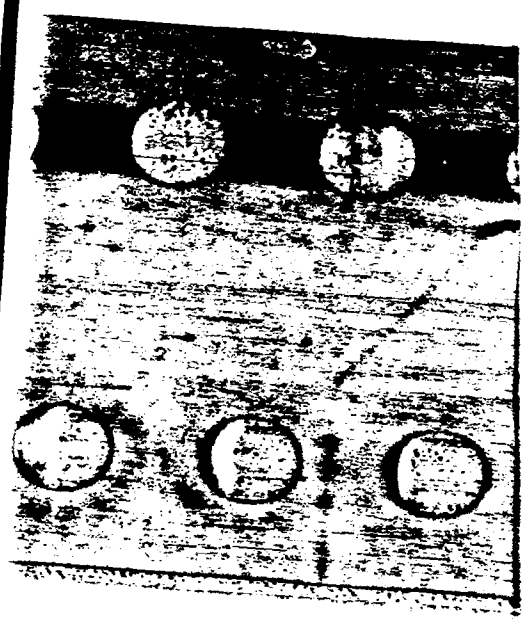
Notary Public

0207737
IDENTIF. ↑ REFERENCE

96 JUL 26 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

97LO 07/26 0101 CHECK

279.84



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

RECEIVED OF _____

FOR _____ BOOK 10133 PG 853

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	73200.00
CON TX	270.84
PRFEE	1.00
WDEED	8.00
TOTAL	279.84
CHECK	279.84

07/26/96 01 11:25 0001 9710

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207737
IDENTIF. ↑ REFERENCE

96 JUL 26 AM 11:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1067323