STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,363.24

Roslyn Harris-Gregory
Affiant

My Commission Expires: 4/15/2000

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 1996.

Dianne M. Cathey
Notary Public

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT PREPARED BY:**
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

| ADDRESS NEW OWNER(S): | SEND TAX BILLS TO: | MAP & PARCEL NOS. |
|---|---|---|
| Roslyn Harris-Gregory<br>121 Ellington Place<br>Madison, Tennessee 37115 | Great Financial Mortgage<br>P.O. Box 20005<br>Owensboro, KY 42304-0005 | 51-10B-32 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain note and deed of tust executed by Wayne Hilton and wife, Patricia S. Hilton to Stephen R. Joselyn, Trustee, payable to the order of CityFed Mortgage Corporation, in original principal amount of $83,200.00, payable as set forth therein, and recorded in Book 7044, page 820, re-recorded in Book 7129, page 984, Register's Office, Davidson County, Tennessee, and assigned to Sears Mortgage Corporation, by instrument of record in book 8688, page 115, said Register's Office, which the Grantee herein agrees to assume and pay in full and hold Grantor harmless from same.

I, **DORTHA JEAN JOBE, a single woman**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **ROSYLN HARRIS-GREGORY**, (the "Grantees"), her successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment located in Davidson County, Tennessee, described as follows:
Unit No. 121, in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominium, 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 hwich reference is here made for a more particular description, and being part of the land shown on the subdivision of Ellington Place Condominiums of record in book 6250, page 829, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dortha Jean Jobe, a single woman, by deed from Roy M. Howze and wife, Yvonne B. Howze, of record in Book 9547, page 248, Register's Office, Davidson County, Tennessee.

This is improved/unimproved property known as 121 Ellington Place, Madison, Tennessee 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, her successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

**THIS INSTRUMENT IS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES AND NO REPRESENTATION AS TO THE STATUS OF TITLE IS AFFORDED HEREBY**

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand(s) this the 15th day of August, 1996.

Roslyn Harris-Gregory
ROSLYN HARRIS-GREGORY, Grantee

Dortha Jean Jobe
DORTHA JEAN JOBE, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Rosalyn Harris-Gregory and Dortha Jean Jobe, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 15th day of August, 1996.

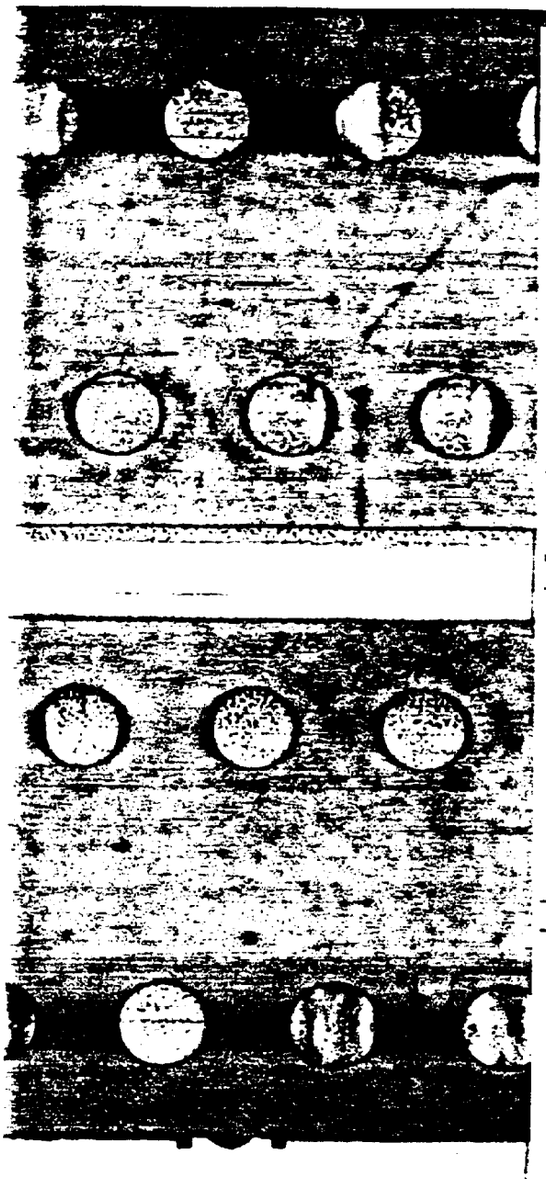
Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/15/2000

02216937
IDENTIFICATION REFERENCE

96 AUG 22 AM 9:27
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

9585 08/22 0101 03CHECK 310.05



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

RECEIVED OF _____

FOR _____

BOOK 10163 PG 906

| | | |
|---|---|---|
| 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 81363.24 |
| | | | | CON TX 301.05 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 310.05 |
| | | | | CHECK 310.05 |
| 08/22/96 | 01 | | | 09:30 0001 9585 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0216937
IDENTIF. # REFERENCE

96 AUG 22 AM 9:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**1022142