0421223

IDENTIF. ↑ REFERENCE (3)

This Instrument Prepared By:

BOOK 10871 PG 325

Mail

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

98 APR -3 PM 12:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Freddie Lytle	North American Mortgage Co.	51-10B-70
227 Ellington Place	231 East Avenue	
Madison, Tennessee 37115	Albion, NY 14411	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $71,000.00.

Freddie Lytle

AFFIANT

Sworn to and subscribed before me this 1 day of April, 1998.

NOTARY PUBLIC

My Commission Expires: 4/22/2001

BRENDA FRANKS HALE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
MY COMMISSION EXPIRES APRIL 22, 2001

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **E. KENNETH HOWARD, JR. and wife, SHARYN H. HOWARD**, hereinafter called the **"GRANTORS"**, have bargained and sold and by these presents do transfer and convey unto **FREDDIE LYTLE**, hereinafter called the **"GRANTEE"**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 227 on the Plan of Ellington Place Condominiums, according to the Master Deed of record in Book 6984, page 84, Register's Office for Davidson County, Tennessee, and as set forth on Plan in Book 6250, page 829, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to E. Kenneth Howard, Jr. by deed from Robert E. LaBrec and wife, Ithaca S. LaBrec, of record in Book 7532, page 211, Register's Office for Davidson County, Tennessee. In quitclaim deed of record in Book 8683, page 788, said Register's Office, the subject property was reconveyed to E. Kenneth Howard, Jr. and wife, Sharyn H. Howard in order to create a tenancy by the entirety.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1998 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 51-10B-70.

2. All matters appearing on the Plan of Ellington Place Condominiums, of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws appended thereto, of record in Book 6984, page 84, Register's Office for Davidson County, Tennessee.

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

5. Easement of record in Book 6772, page 477, said Register's Office.

6. All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 227 Ellington Place, Madison, Tennessee 37115.

WITNESS our hands this 1st day of April, 1998 in Franklin, Tennessee.

E. Kenneth Howard, Jr. by Owen Ferrell, his attorney-in-fact

Sharyn H. Howard by Owen Ferrell, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1 day of April, 1998, before me personally appeared Owen Ferrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of E. Kenneth Howard, Jr., and who acknowledged that he executed the same as the free act and deed of said E. Kenneth Howard, Jr. by virtue of the Power of Attorney, duly executed by the said E. Kenneth Howard, Jr. and appearing of record in Book 10871, page 319, of the Register's Office for Davidson County, Tennessee.

Witness my hand this 1 day of April, 1998 in Franklin, Tennessee.

Notary Public

My Commission Expires: 4/22/2001

BRENDA FRANKS HALE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1 day of April, 1998, before me personally appeared Owen Ferrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sharyn H. Howard, and who acknowledged that he executed the same as the free act and deed of said Sharyn H. Howard by virtue of the Power of Attorney, duly executed by the said Sharyn H. Howard and appearing of record in Book 10871, page 322, of the Register's Office for Davidson County, Tennessee.

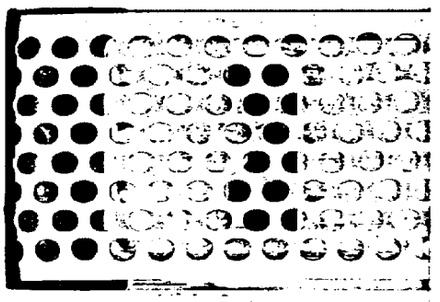
Witness my hand this 1st day of April, 1998 in Franklin, Tennessee.

Notary Public

My Commission Expires: 4/22/2001

BRENDA FRANKS HALE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
MY COMMISSION EXPIRES APRIL 22, 2001

5427 04/03 0101 03CHECK 275.70



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

RECEIVED OF _____

FOR _____

BOOK 10871 PG 328

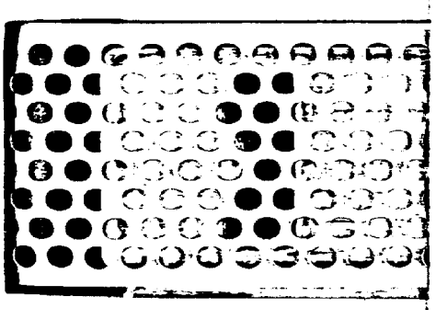
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 12.00
TOTAL 275.70
CHECK 275.70

04/03/98 01 12:34 0001 5427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04212223
IDENTIF. # REFERENCE

98 APR -3 PM 12:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275676