STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

27th DAY OF April , 1999

Notary Public

MY COMMISSION EXPIRES 9-28-[illegible]

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charlene T. James (NAME)	GMAC Mortgage Corporation (NAME)	51-10-B-17
139 Ellington Place, D. (STREET ADDRESS OR ROUTE NUMBER)	100 Witmer Road, P. O. Box 963 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Horsham, PA 19044 (CITY) (STATE) (ZIP)	BOOK 11462 PG. 994

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, WE, Louis G. Miles and Sharon C. Miles, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlene T. James, a single woman, 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, as shown on plat of record in Book 6250, Page 829, and as Exhibit "C", in Book 6984, Page 84, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Louis G. Miles and Sharon C. Miles, husband and wife , by Deed of Record in Book 11077, Page 886, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )

This is improved (XX) property, known as 139 Ellington Place, D, Madison, TN 37115.

[illegible] 288.50

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. Whenever 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/our hand(s) this 27th day of April, 1999.

Louis G. Miles

Sharon C. Miles

INSTRUMENT NUMBER 0582704
RECEIVED FOR RECORD
99 MAY -5 AM 8:09
DAVIDSON COUNTY, TN.
ALL TAXES PAID
REGISTER

STATE OF TENNESSEE

COUNTY OF Davidson }

BOOK 11462 PG. 995

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Louis G. Miles and Sharon C. Miles, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 27th day of April, 1999.

Commission expires 01/25/02

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared Louis G. Miles and Sharon C. Miles, husband and wife and _____ with whom I am personally acquainted and who upon (his/their several oaths) acknowledged (himself/themselves) to be the _____ _____ and _____ respectively of the _____ _____ the within named bargainor, a corporation, and that (he/they) as such _____ and _____ , being authorized so to do, executed 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 on this the 27th day of April, 1999.

Commission expires _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ _____, attorney-in-fact for _____, 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 attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April, 1999.

My Commission Expires:_____

Notary Public

Prepared by &
Return to

Brian L. Smith & Associates
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11462 PG. 996

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0582704

INSTRUMENT REFERENCE

99 MAY -5 AM 8:09

BILL GARRETT
DAVIDSON COUNTY, TN.

[illegible]	T6000.00
[illegible] TX	277.50
[illegible]	1.00
[illegible]	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

[illegible] 05:12 0001 1503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456185

5-5-99

VOID

BOOK 11462 PG. 997

BOOK 11462 PG. 998

BOOK 11462 PG. 999