B04/36

THIS INSTRUMENT PREPARED BY:
J. MichaelMorgan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North

Nashville, TN 37219

BOOK 11683 PAGE 891

WARRANTY DEED

Name and Address of New Owner:
Theresa McCoy
3509 Seneca Forest Drive
Nashville, TN 37217

Send Tax Bills To:
Source One Mortgage Corporation
27555 Farmington Road
Farmington Hills, MI 48334-3357

Street Address of Subject Property:
3509 Seneca Forest Drive
Nashville, TN 37217

Map Parcel:
136-10-B-25.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PHILLIP W. ELLISON AND TINA H. ELLISON, "GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto **THERESA McCOY, "GRANTEES"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 47, Unit No. 47-A, on the Plan of condominium site of Lots 15-20, 41-56 of Section Four of Priest Lake Forest, as of record in Book 5200, page 573 and amended in Book 5200, page 574, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip W. Ellison and wife, Tina H. Ellison, by deed from Carolyn Wood, as of record in Book 10584, page 306, Register's Office for Davidson County, Tennessee.

GRANTEES herein, as part of the purchaser's price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Phillip W. Ellison and Tina H. Ellison to Mortgage Investors Corporation, which deed of trust is recorded in Book 10956, page 695,Register's Office for Davidson County, Tennessee, and note of even date thereby secured in the original principal amount of $73,445.00 payable to Source One Mortgage Corporation. And for the same consideration Grantees hereby assume the obligations of Phillip W. Ellison and Tina H. Ellison under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veteran Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and

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06415911

MAIL TAX BILL TO
DAVIDSON COUNTY REGISTER

VOL. & REFERENCE

301.38

supersedes any State or local law barring or limiting deficienceis following foreclosure of real property.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the recorded plat of record in Book 5200, page 573, as amended in Book 5200, page 574, Register's Office for Davidson County, Tennessee.

2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the rgime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Priest Lake Forest Condominiums a Condominium, as of record in Book 5931, page 645, amended in Book 6021, page 101, and Book 6106, page 610, Register's Office for Davidson County, Tennessee and By-Laws appended thereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her 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, unless otherwise herein set out; 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, her 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 our hands this 21 day of September, 1999.

Phillip W. Ellison

Tina H. Ellison

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Phillip W. Ellison and Tina H. Ellison, the 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 at Nashville, Tennessee, this the 24 day of September, 1999.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE

J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $77,400.00.

Affiant

Subscribed and sworn to before me, this the 17 day of September, 1999.

Notary Public

My commission expires:

MARY ANN SELLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Mary Ann Selley
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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REGISTER
DAVIDSON COUNTY, TN.

0641591
IDENTIFICATION REFERENCE

BOOK 11683 PAGE 894

CAMT	77400.00
CON TX	286.38
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	301.38
CHECK	301.38

10/01/99 01 10:43 0001 4571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522470