WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,900.00

Becky Lee James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2000.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Becky Lee James	Guaranty Trust Company	51-10B-27
(NAME)	(NAME)	
104 Ellington Place	640 Broadmor Blvd.	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Murfreesboro, TN 37129	
(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, Ernie V. Campbell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Becky Lee James unmarried, 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. 104 in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominium, a plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee. Said condominium apartment are conveyed together with all appurtenant ownership in the common elements and limited common elements of Ellington Place Condominiums, as set out in the Master Deed.

Being the same property conveyed to Ernie V. Campbell, by deed of record in Book 9354, Page 72, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Ernie V. Campbell by Terry DeSelms as his Attorney-in-Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ■ property, known as 104 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.

Instr:200002180016490 Page: 1 OF 2
REC'D FOR REC 02/18/2000 11:14:15AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $247.53

RE... MEMO
LEG... , TYPING OR
PRINTING ... DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 27th day of January, 2000.

Ernie V. Campbell

Ernie V. Campbell

by

Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27th day of January, 2000 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Ernie V. Campbell, and acknowledge that he executed the same as the free act and deed of the said Ernie V. Campbell, through Power of Attorney granted him by the said Ernie V. Campbell.

Witness my hand and official seal at Nashville, Tennessee this 27th day of January, 2000.

Commission expires: May 26, 2002

Elizabeth E Triplett

Elizabeth E. Triplett Notary Public