# WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/03/01 15:04 2pgs
Fees:11.00 Taxes:290.45
20010403-0032332

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 122, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tiffany U. Banks (NAME) | 1ST TRUST BANK FOR SAVINGS (NAME) | MAP 51-10B |
| 112 Ellington Place (ADDRESS) | P.O. Box 17257 (ADDRESS) | PARCEL 23 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Memphis, TN 38187-0257 (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, Samuel C. Polk, III*and Samuel C. Polk, Jr. and wife, Charlotte B. Polk,

* Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tiffany U. Banks

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 located in Davidson County, tennessee, described as follows:

Unit No. 112 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, 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 Davidson County, Tennessee, to which reference is here 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.

Being the same property conveyed to Samuel C. Polk, III, Unmarried and Samuel C. Polk, Jr. and wife, Charlotte B. Polk by deed from Malcolm C. Fry, Sr., of record in Book 10138, Page 81, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 112 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.

Witness my hand this 27th day of March, 2001

Samuel C. Polk, III
By: Samuel C. Polk, III by Ernest Brooks, II
Ernest Brooks, Attorney-in-fact

Charlotte B. Polk
By: Charlotte B. Polk by Ernest Brooks, II
Ernest Brooks, Attorney-in-fact

Samuel C. Polk, Jr.
By: Samuel C. Polk, Jr. by Ernest Brooks, II
Ernest Brooks, Attorney-in-fact

**STATE OF TENNESSEE**
**COUNTY OF**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

My Commission Expires:_____

_____
Notary Public

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**STATE OF TENNESSEE**
**COUNTY OF**

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____and_____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

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**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

On this 27th day of March, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ernest Brooks to me known to be the person who executed the foregoing instrument in behalf of Samuel C. Polk, III, Unmarried and ** , and acknowledged that he executed the same as the free act and deed of the said Samuel C. Polk, III, Unmarried and Samuel C. Polk, Jr. and wife, **Samuel C. Polk, Jr. and wife, Charlotte B. Polk Charlotte B. Polk

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27th day of March, 2001.

My Commission Expires: 10-25-03

Bertie M. Whitaker
Notary Public

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**STATE OF TENNESSEE**
**COUNTY OF**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____ _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____