Davidson County DEEDWARR
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Fees:11.00 Taxes:295.63

20010605-0058641

# WARRANTY DEED

DAVIDSON COUNTY, TENN. RITA B. MITCHELL NOTARY PUBLIC AT LARGE

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Annie H Elledge
Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2001.

Rita B Mitchell
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ET-01-1286

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Annie H. Elledge, Unmarried | Mortgage Investors Group | |
| (NAME) | (NAME) | |
| 109 Brooke Castle Dr. | 8320 East Walker Springs Lane #200 | 75-8-A-92.00 |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, Tennessee 37076 | Knoxville, TN 37923 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we E. W. WILKERSON AND HARRY D. BASS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANNIE H. ELLEDGE, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The premises herein insured is a condominium apartment established prusuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the The Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 reqime and convenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a horizontal Property Regime of Brooke Castle Condominiums, as of record in Book 6250, Page 627 and amended in Book 6727, Page 762, and Master Deed of record in Book 6519, Page 747 and Charter of record in Book 6883, Page 759, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. W. Wilkerson and Harry D. Bass by deed from Brookcastle, LLC of record in Book 11350, page 19, said Register's Office.

This conveyance is subject to By-Law of record in Book 6519, Page 739, Book 6519, Page 768, as amended in Book 7570, Page 312, and Book 7866, Page 374, said Register's Office.

This conveyance is subject to Restrictions of record in Book 10007, Page 272, said Register's Office.

This conveyance is subject to Warranty Deed to Homeowner's Association of record in Book 6883, Page 759, said Register's Office.

This conveyance is subject to an easement for Retention Basin of record in Book 6513, Page 857, said Register's Office.

This conveyance is subject to an easement for trunk sewer and water lines granted to Cumberland Water Company of record in Book 4106, Page 812 and 816, said Register's Office.

This conveyance is subject to Storm Water Dentention Agreement of record in Book 6634, Page 229, said Register's Office.

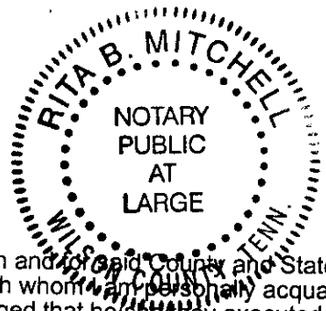
unimproved ( )
This is improved ( X ) property, known as 190 ~~109~~ Brooke Castle Dr., Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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/our hand(s) this 24th day of May, 2001.

E. W. Wilkerson

Harry D. Bass




STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named E. W. Wilkerson and Harry D. Bass, 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 at Hermitage, Tennessee, this 24th day of May, 2001.

My Commission Expires 5-20-2003

Rita B. Mitchell
Notary Public

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said 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, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 24th day of May, 2001.

My Commission Expires _____

_____
Notary Public

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**
**EXECUTIVE TITLE LLC**
3584 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122