BOX 25-B

PICK-UP

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $61,500.00

X Jeri D. Bradley
Affiant

Sworn to and subscribed before me this 25 day of July, 2001.

NOTARY PUBLIC

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 07/26/01 14:27 2pgs
Fees:13.00 Taxes:227.55
20010726-0079534

ADDRESS - NEW OWNER
Nick Bradley, etux.
1771 Ridgewood Rd
Goodlettsville, TN
37072

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 51-10-B
Parcel 016.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roy Douglas Skeggs, Jr., Executor of the Estate of Betty Juanita Skeggs, by and through the authority granted by Order of Sale of the Probate Court for Davidson County, Tennessee, of record in Instrument No.** 20010726-0079533 **, Register's Office for Davidson County, Tennessee**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Nick Bradley and wife, Jeri Bradley**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated 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. 141 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 said County, 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 Betty J. Skeggs, an individual, by deed from Brandon Properties, Inc., a Tennessee Corporation, of record in Book 7069, page 220, said Register's Office, the said Betty Juanita Skeggs having since died.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq. of the 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 the 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 regime and building 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 the Ellington Place Condominiums, as of record in Book 6984, page 84, said Register's Office, and the by-laws, appended thereto.

This is improved property known as 141 Ellington Place, Madison, TN 37115.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 25 day of July, 2001.

Roy Douglas Skeggs, Jr., Executor

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Roy Douglas Skeggs, Jr., Executor of the Estate of Betty Juanita Skeggs**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of July, 2001.

NOTARY PUBLIC

My Commission Expires: 7-27-01