This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 51-10-B
PARCEL: 20-CO

Send Tax Bills to:
Elizabeth Ann Morris
133 Ellington Place
Madison, TN 37115
New owners address same as above

Davidson County DEEDWARR
Recvd: 09/05/01 09:38 2pgs
Fees:13.00 Taxes:310.80
20010905-0095769

WARRANTY DEED

THIS INDENTURE, made this 31st day of August, 2001 between

Ernest L. G. Biles, Jr. and wife, Alean H. Biles

Of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Elizabeth Ann Morris

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain codominium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 133 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 complete and accurate 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 Davidson County, Tennessee.

Being the same property conveyed to Ernest L.G. Biles, Jr. and wife, Alean H. Biles by Deed dated 10/3/80, from Brandon Properties, Inc., of record in Book 7050, Page 511, and by Quitclaim dated 1/25/95, from Dennis Brandon and wife Keila Ann Brandon, of record in Book 9600, Page 400, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2001 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Ernest L. G. Biles, Jr. **Alean H. Biles**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest L. G. Biles, Jr. and wife, Alean H. Biles the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of August, 2001.

Notary

My Commission Expires: 11/30/2002

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $84,000.00.

Affiant

Sworn to and subscribed before me, this 31st day of August, 2001.

Notary Public

My Commission Expires: 11/30/2002

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE