Davidson County DEEDWARR
Recvd: 01/08/02 10:39 2pgs
Fees:13.00 Taxes:304.14

20020108-0002630

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,200.00

Patricia J. Hodges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2001

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Southern Title Services, LLC, 321 West Main Street, Suite 201, Lebanon, TN 37087

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patricia J. Hodges | ABN Amro Mortgage Group, Inc. | Map & Parcel: 51-10-B-25 |
| (NAME) 108 Ellington Place | (NAME) P.O. Box 57068 | |
| (ADDRESS) Madison TN 37115 | (ADDRESS) Irvine, CA 92619-7068 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of $10.00 dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **RHONDA D. SMITH, A SINGLE WOMAN**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **PATRICIA J. HODGES UNMARRIED**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No 108 on the Plan of Ellington Place Comdominiums, according to the Master Deed of record in Book 6984, page 84, Register's Office of Davidson County, Tennessee, to which reference is made for more complete details.

Being the same property conveyed to Rhonda D. Smith, a single woman, by Warranty Deed of record in Book 9919, page 243, said Register's Office.

Master Deed of Record in Book 6984, page 84, and in Book 6818, page 599, Register's Office for Davidson County, Tennessee; Abandonment of Master Deed in Book 6720, page 332, RODC; Charter of Homeowners Association in Book 7000, page 140 as amended in Book 7291, page 203,Book 7780, page 215, and in Book 8270, page 507, RODC; Storm-water Detention Agreement I Book 6700, page 315, RODC; Subject to any and all matters as shown on Boundary Plat of Ellington Place Condominiums in Plat Book 6250, page 829, said Register's Office

Unimproved ( )
This is improved ( X ) property, known as 108 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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 31st day of December, 2001.**

Rhonda D. Smith

State of Tennessee

County of Sumner

I, Linda V. Jones, a Notary Public of the County and State first shown written, do hereby certify that Rhonda D. Smith personally appeared before me this day and acknowledged the due execution of said instrument.

**Witness my hand and official seal, this the 31st day of December, 2001.**

Notary Public

My Commission Expires: 7-23-05

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:

Southern Title Services, LLC
321 West Main Street, Suite 201
Lebanon, TN 37087