PICK-UP

THIS INSTRUMENT PREPARED BY:
JACKSON, KWELLER, MCKINNEY, MOORE, WARDEN & HAYES
214 Second Avenue, N., #103
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 01/15/02 15:28 2pgs
Fees:13.00 Taxes:293.60
20020115-0006190

WARRANTY DEED

Address New Owner:	**Send Tax Bills to:**	**Map/Parcel No**
Ashley Burson 211 Ellington Place Madison, TN 37115	New Owner	Map 51-10-0B Parcel 76 CO

FOR and IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE and other good and valuable considerations, the receipt of which is hereby acknowledged, I, TERRY HAYES, a single man, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto ASHLEY BURSON hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> A certain condominium apartment located in Davidson County, Tennessee, described as follows:
>
> Unit No. 211 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 Terry Hayes by deed from James P. Sanders of record in Instrument 20001218-0124001, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

This is improved property known as: 211 Ellington Place
Madison, TN 37115

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, her heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF, I hereunto set my hand this 1 day of January, 2002.

TERRY HAYES

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared TERRY HAYES with whom I am personally acquainted and who upon his oath acknowledged himself to be the within named bargainor, and that he being authorized so to do, executed the foregoing instrument for the purposes therein.

Witness my hand and official seal at office at Nashville, Tennessee on this 1 day January, 2002.

NOTARY PUBLIC

My commission expires:
7/25/05

* * * * * * *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $79,350.00.

AFFIANT

Sworn to and subscribed before me on this 15th day of January, 2002.

NOTARY PUBLIC

My commission expires:
1/25/2003