mail

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC. 333 GALLATIN RD. SOUTH MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **January, 2002, by and between WILLIAM T. HILL and ETHELEEN M. HILL, HUSBAND AND WIFE, hereinafter called Grantors, and TAMILYA BURNS, A SINGLE WOMAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WILLIAM T. HILL and ETHELEEN M. HILL, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto TAMILYA BURNS, A SINGLE WOMAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 242 ELLINGTON PLACE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind THEMSELVES AND THEIR successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

William T. Hill

WILLIAM T. HILL
Signature of Seller

Davidson County DEEDWARR
Recvd: 02/11/02 08:41 3pgs
Fees:18.00 Taxes:259.00

20020211-0017923

Ethelleen M. Hill

ETHELEEN M. HILL

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIAM T. HILL and ETHELEEN M. HILL, HUSBAND AND WIFE, 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, at office, this **31st** day of January, 2002.

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

TAMILYA BURNS, A SINGLE WOMAN

242 ELLINGTON PLACE
MADISON, TN 37115

Property Address:

242 ELLINGTON PLACE
MADISON, TN 37115

Person Responsible for Taxes:

First Franklin Corp.
2150 N. First St.
San Jose, Ca 95131

Map & Parcel #: MAP 51B, PARCEL 65 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$70,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Tamilya Burns
Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **January, 2002.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

UNIT 242, in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominiums, a plat of which is known 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 hereby 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 WILLIAM T. HILL and ETHELEEN M. HILL, HUSBAND AND WIFE, by Deed from JACK KEMP, SECRETARY OF HUD, of record in Book 8697, page 627, Register's Office for DAVIDSON County, Tennessee, the

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 51B, PARCEL 65 CO).

2. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

3. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of ELLINGTON PLACE CONDOMINIUMS appended thereto, of record in Book 6984, page 84, Register's Office for DAVIDSON County, Tennessee.

4. All matters as set forth on the Plan of Ellington Place Condominiums, of record in Plat Book 6250, page 829, said Register's Office.

5. Corporate Charter for Ellington Homeowners Association of record in Book 7000, page 140, also Amendments to Charter of record in Book 7291, page 203, Book 7780, page 215, and Book 8270, page 507, said Register's Office.