PICK-UP

Davidson County DEEDWARR
Recvd: 04/10/02 12:26 2pgs
Fees:13.00 Taxes:564.25

20020410-0044229

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF April, 2002

Notary Public

MY COMMISSION EXPIRES: 1/28/06

(AFFIX SEAL)

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY

File No.: 04041420-801
William L. Rosenberg, Attorney, 315 Deaderick Street Ste 2055, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS: Ed Tignor Jr and Donna M. Tignor			SEND TAX BILLS TO: Same			MAP-PARCEL NUMBERS 96-1-B-6CO
(NAME) 120 Donelson Pike Ste 203			(NAME)			
(ADDRESS) Nashville, TN 37214			(ADDRESS)			
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

For And Consideration Of The Sum Of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We, **Terry L. Ellis and Harold E. Torello** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Ed Tignor, Jr. and wife, Donna M. Tignor** hereinafter called the grantees, 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 Unit 203, as shown on the plan of One Hundred Twenty Donelson Pike Office Condominium as established in Master Deed of record in Book 6974, page 649, Register's Office for Davidson County, Tennessee, to which reference is hereby made to the plat of One Hundred Twenty Donelson Pike Office Condominium set forth in Exhibit C of said Master Deed recorded in Book 6974, page 672, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry L. Ellis and Harold E. Torello by deed from Frank C. Batson and Ronald G. Grizzard of record in Book 8099, page 5, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the place of residence of the grantors, the grantors' spouses or dependents.
This conveyance is made subject to: Taxes for the year 2002, a lien, not yet due and payable, prorated between parties; All matters as established in Master Deed of record in Book 6974, page 649* Register's Office for said County; Easements of record in Book 6226, page 194, Book 6226, page 197, and Book 6226, page 200, Register's Office for said County.

*and Book 6974, page 672

This is improved (x) unimproved ( ) property, known as 120 Donelson Pike Ste 203, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEES, 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 9th day of April, 2002.

Terry L. Ellis

Harold E. Torello

MEE318

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Matthew L. Sellinger, a Notary Public in and for said County and State, the within named Terry L. Ellis and Harold E. Torello, the bargainor(s) 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 Nashville, Tennessee, this 9th day of April, 2002

My Commission expires: 1/28/06

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Notary Public