# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/02 12:05 2pgs
Fees:13.00 Taxes:273.80
20020411-0044987

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Sylvia D. Tharpe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2002

Notary Public

MY COMMISSION EXPIRES: 11/2n/04
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Hallmark Title Co., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sylvia D. Tharpe (NAME) | GMAC Mortgage Corporation (NAME) | 60-11-A-68 |
| 2688 Pine Ridge Drive (ADDRESS) | 100 Witmer Road, P. O. Box 963 (ADDRESS) | |
| Nashville, Tennessee 37207-3339 (CITY) (STATE) (ZIP) | Horsham, PA 19044 (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, Caren Ellison (formerly known as Caren McPherson) and husband, Anthony C. Ellison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sylvia D. Tharpe

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 Lot No. 50 on the Plan of Pine Ridge, Section Three, a Planned Unit Development, as of record in Book 6900, page 660, as amended in Book 9700, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Caren McPherson by deed from South Trust Bank of record in Book 9870, page 390, Register's Office, Davidson County, Tennessee

Anthony C. Ellison herein joins to convey any and all right and interest that he may have; especially his marital rights.

Caren McPherson having since married and is now known as Caren Ellison.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7108, page 1; Book 7396, page 837; Book 7547, page 865 and Book 1088, page 791, Open Space of record in Book 7892, page 616, Book 8629, page 907, Charter of record in Book 4345, page 212, Book 7903, page 352, said Register's Office.

This conveyance is subject to easements of record in Book 8940, page 344 and Book 8940, page 348, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 2688 Pine Ridge Drive, Nashville, Tennessee 37207-3339
(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 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 land 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 5th day of April, 2002

Caren Ellison
Caren Ellison

Anthony C. Ellison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned ~~formerly~~ Mg, a Notary Public in and for said County and State, the within named Caren Ellison (~~formally~~ known as Caren McPherson) and husband, Anthony C. Ellison

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of April, 2002.

Commission expires 11/27/04

MIGNON S. NOTARY PUBLIC AT LARGE Commission Expires DAVIDSON CO. TN

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public