Davidson County DEEDWARR
Recvd: 01/28/03 11:51 2pgs
Fees:13.00 Taxes:308.95

20030128-0011514

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Doretha L. Taylor 167 East Ellington Place Madison, TN 37115	Allied Home Mortgage 325 Plus Park Blvd., Suite 108 Virginia Beach, VA 23462	51-10-B-3-CO

FOR AND IN 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,

Donna H. Gray, a married woman

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

Doretha L. Taylor, a married woman

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 the 8th Civil District of Davidson County, Tennessee, being Unit Number 167, on the Plan of Ellington Place Condominiums, according to the Master Deed of record in Book 6720, Page 332, as re-recorded in Book 6984, Page 84, and Plan of record in Book 6250, Page 829, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dorian R. Gray and Donna H. Gray by Deed of record in Book 7540, Page 337 and also being a part of the same property conveyed to Donna H. Gray, a married woman by Quit Claim Deed, dated January 7, 1998 of record in Book 10752, Page 750, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the marital residence of the Grantor.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 167 East 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 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 OUR HANDS THIS 15th day of January, 2003

Donna H. Gray

Donna H. Gray

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Donna H. Gray, a married woman

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 15th day of January, 2003

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Dorothy L Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of January, 2003

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003