THIS INSTRUMENT PREPARED BY:
Frost Brown Todd, LLC
424 Church Street, #1600
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 05/01/03 12:31 2pgs
Fees:13.00 Taxes:293.60
20030501-0058270

FILE BOX 45

WARRANTY DEED

Address of New Owner:	**Send Tax Bills to:**	**Map/Parcel No.**
Terry Hayes 5500 Clovercrest Brentwood, TN 37027	New Owner	Map 51-10-0B Parcel 76 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, ASHLEY BURSON, have this day bargained and sold, and by these presents do transfer and convey unto TERRY HAYES, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

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 Ashley Burson by deed from Terry Hayes of record in Instrument 20020115-0006190, 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, estates, titles, and interest thereto belonging to the said Grantee, his 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, his 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 13 day of November, 2002.

Ashley Burson
ASHLEY BURSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforementioned, the within named ASHLEY BURSON, the bargainor, with whom I am personally acquainted (or proved to me by satisfactory evidence), or who has given sufficient evidence that she is the bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this the day of November, 2002.

Sharon G. Burson
NOTARY PUBLIC

My Commission Expires: 7/25/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $79,350 which amount is equal to the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Kathy C Sanders
AFFIANT

Subscribed and sworn to before me this 28 day of ~~November, 2002~~ April 2002.

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jamie Crutchfield
NOTARY PUBLIC

My Commission Expires: 3/31/07