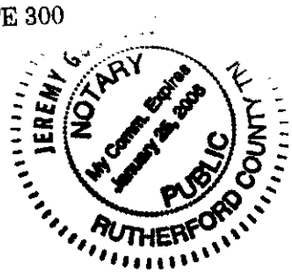
RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Flenoill Acklin Jr.	First Horizon Home Loan Corporation	Map 51-10-B
(NAME) 217 Ellington Place	(NAME) 4000 Horizon Way	Parcel 73.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Irving, TX 75063	
(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, **SECURITY FEDERAL SAVINGS BANK**, A FEDERALLY CHARTERED SAVINGS BANK, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **FLENOILL ACKLIN JR., UNMARRIED,** HEREINAFTER CALLED THE GRANTEES HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 217 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" on the Master Deed of record in Book 6984, Page 84, Register's office for said County, 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 part of the same property conveyed to Security Federal Savings Bank by Substitute Trustee's Deed from David G. Mangrum Substitute Trustee, dated February 7, 2000, of record in Instrument No. 20040507-0052301, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) Charter of record in Book 7000, page 140, Book 7291, Page 203, Book 7780, Page 215, and Book 8270, Page 507, said Register's Office; (c) Master Deed and ByLaws of record in Book 6984, Page 84, Book 6720, Page 332, and Book 6818, page 599, said Register's Office; (d) All matters as set forth on the Plan of record in Plat Book 6250, Page 829, said Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 217 Ellington Place, Madison, TN 37115
(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 19 day of August, 2004.

Security Federal Savings Bank

By:
Larry Brown, ~~President~~ EVP

Davidson County DEEDWARR
Recvd: 08/31/04 13:44 2pgs
Fees:13.00 Taxes:271.58

20040831-0105292

STATE OF TENNESSEE

COUNTY OF WARREN

Before me, the undersigned, of the state and county aforesaid, personally appeared Larry Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the ~~President~~ EVP, authorized to execute the instrument of Security Federal Savings Bank, the within named bargainor, a federally chartered savings bank, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the bank by himself as President.

Witness my hand and official seal at McMinnville, Tennessee, this 19 day of August, 2004.

Commission expires: 2-6-07

Lisa A. Hull
Notary Public

LISA HULL NOTARY PUBLIC AT LARGE WARREN CO. TEN.