THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23291-08-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $67,500.00. Affiant Subscribed and sworn to before me this 30th day of August, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Alan S. Autry 104 Ellington Place Madison, TN 37115	**Send Tax Bills To:** Realty Mortgage Corporation 215 Katherine Drive Flowood, MS 39232	**Tax Information:** Map No.051.10-0B Parcel No. 027.00 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 considerations, the receipt of which is hereby acknowledged, **Becky J. Morehead formerly known as Becky Lee James, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan S. Autry, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 104 Ellington Place, Madison, TN 37115

Vernon T. Morehead, Jr., the spouse of Becky J. Morehead, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said Becky J. Morehead.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of August, 2004.

Becky J. Morehead
Becky J. Morehead

Vernon T. Morehead Jr.
Vernon T. Morehead, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Becky J. Morehead and Vernon T. Morehead, Jr.**, 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, at office, this 30th day of August, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 09/07/04 15:28 2pgs
Fees:13.00 Taxes:249.75

20040907-0107972

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 104, together with the appurtenant interest in the common elements of Ellington Place Condominium, a horizontal property regime established by Master Deed, of record in Book 6984, page 84, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Becky Lee James, unmarried by deed dated 01/27/00 from Ernie V. Campbell of record in Instrument No. 200002180016489, Register's Office for Davidson County, Tennessee. The said Becky Lee James having since married.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Charter of Incorporation of Ellington Place Homeowner's Association of record in Book 7000, page 140, amended in Book 7291, page 203, Book 7780, page 215, and in Book 8270, page 507, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Ellington Place Condominium, of record in Book 6984, page 84, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 6250, page 829, Register's Office for Davidson County, Tennessee.
6. Easement for right-of-way of record in Book 6772, page 477, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 6700, page 315, Register's Office for Davidson County, Tennessee.