File #200410359

Davidson County DEEDWARR
Recvd: 12/28/04 09:41 2pgs
Fees:13.00 Taxes:205.35

20041228-0152671

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,500.00.

Margaret H. Daniels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2004.

Carol R. Rivers
Notary Public

MY COMMISSION EXPIRES: 11/16/08

(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret H. Daniels	America's Wholesale Lender	Map: 51-10-B-66
(NAME)	(NAME)	
235 Ellington Place	750 Old Hickory Blvd. #180	Parcel:
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CURTIS DANIELS, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MARGARET H. DANIELS, UNMARRIED**, 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:

A certain condomium apartment located in Davidson County, Tennessee, described as follows: Unit No. 235, 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 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 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, as of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret Daniels and Curtis Daniels by Warranty Deed dated November 15, 1994 of record in Book 9526, Page 313 and being the same property further conveyed to Curtis Daniels by Quitclaim Deed dated November 3, 2003 of record in Instrument No. 20031117-0167275, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

This conveyance is subject to the following:
By-Laws of record in Book 6720, Page 360, as amended in Book 6984, Page 112; Master Deed of record in Book 6720, Page 332, as amended in Book 6984, Page 84; Charter of Ellington Place Homeowners' Association of record in Book 7000, Page 140, as amended in Book 7291, Page 203, Book 7780, Page 215 and in Book 8270, Page 507; All matters on plan of record in Book 6250, Page 829; Abandonment of Master Deed of record in Book 6868, Page 599; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 235 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 22nd day of December, 2004.

Curtis Daniels by R.B. Daniels as Attorney in Fact

Curtis Daniels by R.B. Daniels as
Attorney in Fact

STATE OF Tennessee

COUNTY OF Williamson

On this 22nd day of December, 2004, before me personally appeared R.B. Daniels, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Curtis Daniels and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument Number 20041206-0144850, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 22nd day of December, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/10/08

(SEAL)

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027