Return to:
Realty Title
P.O. Box 1369
Brentwood, TN 37024

Realty 48-A

This instrument prepared by:
Brenda R. Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 04/26/05 09:19 3 pgs
Fees:18.00 Taxes:306.73
20050426-0046174

File No.: **2120-786819**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of March, 2005**, by and between **Peter A. Corteville and wife, Deborah J. Corteville**, parties of the first part, and **Jennifer Gail Wilson, unmarried**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

BEING UNIT NO. 110 ON THE PLAN OF ELLINGTON PLACE CONDOMINIUMS, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 6984, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS SET FORTH ON PLAN IN BOOK 6250, PAGE 829, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Being the same property conveyed to Peter A. Corteville and wife, Deborah J. Corteville from Robert E. LaBrec and wife, Ithaca S. LaBrec, by virtue of Warranty Deed as recorded on 04/19/1988 in Book 7520, Page 708 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **051-10-B 024.00 CO**

X Improved OR
Unimproved property located at: **110 Ellington Place, Madison, Tennessee 37115**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Peter A. Corteville

Deborah J. Corteville

KAREN BELL
Notary Public, Fulton County, Georgia
My Commission Expires January 17, 2009

KAREN BELL NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES JAN. 17, 2009

STATE OF **GEORGIA**

COUNTY OF Fulton

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Peter A. Corteville and wife, Deborah J. Corteville** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this March 29, 2005.

Karen Bell
Notary Public

My Commission Expires: Jan. 17, 2009

****

Owner's Name: **Jennifer Gail Wilson**

and Address: **110 Ellington Place**
Madison, TN 37115

Mail tax bills to, (Person or Agency responsible for payment of taxes)
GMAC Mortgage Corporation
100 Witmer Road
Horsham, PA 19044

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$82,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

KAREN BELL
Notary Public, Fulton County, Georgia
My Commission Expires January 17, 2009

Affiant

Subscribed and sworn to before me this **Thirtieth day of March, 2005.**

Notary Public

My Commission Expires: Jan. 17, 2009