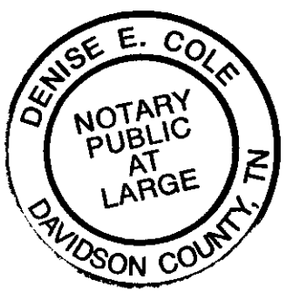
Davidson County DEEDWARR
Recvd: 05/09/05 08:36 2 pgs
Fees:13.00 Taxes:303.40
20050509-0051699

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th Day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Exp. Jan. 26, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10TH AVE. SOUTH, SUITE 301 A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis C. Stone	Franklin American Mortgage	Map 51 - 10-13 Parcel 58
(NAME) 232 Ellington Place	(NAME) **501 Corporate Center Dr., Ste 400**	
(ADDRESS) Madison, TN, 37115	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Clarence R. Bates, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Louis C. Stone, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being unit No. 232 on the Plan of Ellington Place Condominiums, according to the Master Deed of record in Book 6720, page 332, as re-recorded in Book 6984, page 84, in the Register's Office of Davidson County, Tennessee, and plan of record in Plat Book 6250, page 829, said Register's Office, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Clarence R. Bates, Jr., unmarried by deed dated September 19, 2001 from Billy J. Brown, and wife, Patsy T. Brown of record in Instrument No. 200109240102977, Register's Office for Davidson County, Tennessee. The said Clarence R. Bates, Jr., unmarried having since conveyed his interest in the subject property to Clarence R. Bates, Jr. and Charles W. Mock, as joint tenants with right of survivorship by Quitclaim Deed dated August 21, 2002, of record in Instrument No. 200208280104119, said Register's Office. The said Charles W. Mock having since conveyed his interest in the subject property to Clarence R. Bates, Jr., by Quitclaim Deed dated January 26, 2004, of record in Instrument No. 200102040013593, said Register's Office.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone ad other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ellington Place Condominiums of Record in book 6720, page 332, as re-recorded in Book 6984, page 84, Register's Office for Davidson County, Tennessee.

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/our hand(s) this day 04/29/05.

Clarence R. Bates a single man, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Clarence R. Bates a single man, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 04/29/05.**

My Commission Expires: My Commission Expires March 22, 2008

Notary Public

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203