WARRANTY DEED

AT-20070189

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of April, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Angela Person	SAME	051-10-0-B 015.00 CO
143 Ellington Place	Davidson County DEEDWARR Recvd: 05/03/07 14:02 1 pgs Fees:13.00 Taxes:370.00	
Madison, TN 37115	20070503-0053256	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Martha B. Davis and husband, Gary Davis, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Angela Person, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Unit No. 143, 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, Register's Office of Davidson County, Tennessee, and Plan in Book 6250, page 829, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being all of the property conveyed to Martha B. Davis by Warranty Deed from Robert E. LaBrec and wife, Ithaca S. LaBrec dated April 20, 1988 and recorded April 26, 1988, in Book 7525, page 891, Register's Office of Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 143 Ellington Place, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 30th day of April, 2007

Martha B. Davis

Gary Davis

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Martha B. Davis Gary Davis, the bargainor(s), 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 and official seal at Williamson, Tennessee, this 30th day of April, 2007.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY