LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	State of Tennessee County of Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,900.00 SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 2008. Notary Public MY COMMISSION EXPIRES: 9/19/2011

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
Betty Jane Beard	New Owner	051-10-0-B/033.00 CO
(NAME)	(NAME)	
115 Ellington Place		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/21/08 14:41 2 pgs
Fees:13.00 Taxes:362.23

20080821-0086193

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, **EDWARD W. CLAUSING**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETTY JANE BEARD, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

UNIT NUMBER G-115 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 MASTER DEED OF RECORD IN BOOK 6984, PAGE 84 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION, AND BEING PART OF THE LAND SHOWN ON THE SUBDIVISION PLAT OF ELLINGTON PLACE CONDOMINIUMS, OF RECORD IN BOOK 6250, PAGE 829, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO EDWARD W. CLAUSING HEREIN BY DEED FROM KEVIN H. EARLY, OF RECORD IN INSTRUMENT NUMBER 20080221-0016968, SAID REGISTER'S OFFICE. THE PROPERTY WAS SHOWN ON THE PREVIOUS DEED AS UNIT 115, THE CORRECTED UNIT # IS INCLUDED HEREIN TO CORRESPOND WITH THE DAVIDSON COUNTY TAX ASSESSOR RECORDS.

This is improved property, known as 115 Ellington Place, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 13th day of August, 2008.

Edward W. Clausing

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Edward W. Clausing, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 13th day of August, 2008.

NOTARY PUBLIC
My commission expires: 9-27-08

