Bk/Pg 29

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

16667

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,300.00

Juanda James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2008.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 11/22/2010

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: Juanda James | SEND TAX BILLS TO: NEW OWNER | MAP-PARCEL NUMBERS 051100B02200CO |
| (NAME) 129 Ellington Place | (NAME) | |
| (STREET ADDRESS OR ROUTE NUMBER) Madison, TN 3715 | (STREET ADDRES) | |
| (CITY) (STATE) (P.O. 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, WE, C. D. Downey, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juanda James and husband, Charles Michael James

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 condominium apartment located in Davidson County, Tennessee, described as follows:
Unit No. 129 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 here 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 C. D. Downey and wife, Janice F. Downey by Warranty Deed from Brandon Properties, Inc., dated October 31, 1986, and recorded in Book 7044, page 858, said Register's Office. The said Janice F. Downey having died on August 4, 2008, with title now vested in C. D. Downey as surviving spouse.

This is improved property known as 129 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 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 his hand this 26th day of September, 2008.

C. D. Downey

C. D. Downey

Davidson County DEEDWARR
Recvd: 09/29/08 14:19 2 pgs
Fees:13.00 Taxes:297.11

20080929-0098742

16667

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

C. D. Downey, a widower

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of September, 2008.

My commission expires 11/22/2010

Notary Public / Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010