Please return to:
Grissim Title
2309 Crestmar Rd
Nashville TN 37215

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel E. Thomas, Sr. 119 Ellington Place, Unit G Madison, TN 37115	Franklin American Mtg. Suite 400 501 Corporate Centre Dr. Franklin, TN 37067	051-10-0-B-035.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20090082487 DEEDWARR
Recvd: 12/07/09 10:16 3 pgs
Fees:18.00 Taxes:355.20
20091207-0111561

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$96,000.00**

Affiant

Subscribed and sworn to before me, this the 25th day of November, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Carey and wife, Trudy Carey, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Samuel E. Thomas, Sr., unmarried, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

A certain condominium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 119 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 complete and accurate legal 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 Mike Carey, by deed from Deutsche Bank National Trust Company, Trustee, in Trust for the registered holders of Ameriquest Mortgage Securities Inc. Asset Backed Pass-Through Certificates, Series 2004-R7, dated August 20, 2009, of record in Instrument No. 20090918-0087271, and being further conveyed to Michael Carey and wife, Trudy Carey, by Quitclaim Deed from Mike Carey, recorded September 18, 2009 in Instrument No. 20090918-0087272, Register's Office for Davidson County, Tennessee.

This is improved property located at: **119 Ellington Place, Unit G, Madison, TN 37115**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **25th** day of **November, 2009.**

Michael Carey

Trudy Carey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Michael Carey and Trudy Carey,** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposed therein contained.

Witness my hand and Seal at office on the **25th** day of **November, 2009.**

Notary Public

My Commission Expires: _____



EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. The 2009 Property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorate share thereof to GRANTORS who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the plat of Ellington Place Condominiums, as recorded in Plat Book 6250, page 829, Register's Office for Davidson County, Tennessee.

4. Master Deed establishing Ellington Place Condominium, of record in Book 6984, page 84 and amended by Instrument No. 20090603-0051203, Register's Office for Davidson County, Tennessee.

5. Overhead Line Easement of record in Book 7403, page 449, Register's Office for Davidson County, Tennessee.

6. By-Laws of record in Book 6984, page 112, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 6700, page 315, Register's Office for Davidson County, Tennessee.

8. Deed of Conveyance of record in Book 7461, page 874 and Book 7461, page 877, Register's Office for Davidson County, Tennessee.

9. Charter for the Homeowners Association of record in Book 7000, page 140, and amended in Book 7291, page 203, Book 7780, page 215 and Book 8270, page 507, Register's Office for Davidson County, Tennessee.

10. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.

11. Subject to rights of others in and to the common areas and/or elements.