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WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ----------$10.00---------- DOLLARS

----------TEN AND NO/100----------

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, IVAN E. PAVATTE AND WIFE, MARTHA GERTRUDE PAVATTE have bargained and sold, and by these presents do transfer and convey unto the said HENRY W. ELLIS, SINGLE HIS heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A TRACT OF LAND IN THE THIRD, FORMERLY THE SECOND, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF A TRACT MARKED "RESERVED" ON THE MAP OF DONELSON HEIGHTS, AS OF RECORD IN BOOK 1424, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, LYING IMMEDIATELY NORTH OF LOT 70, SHOWN ON SAID PLAN AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE COMMON NORTHERLY AND REAR CORNER OF LOTS 69 AND 70 ON SAID PLAN; THENCE NORTHWESTERLY ALONG THE LINE BETWEEN SAID LOTS, IF EXTENDED, 159 FEET MORE OR LESS TO THE SOUTHERLY MARGIN OF MCCAMPBELL AVENUE; THENCE NORTHEASTERLY ALONG THE MARGIN OF SAID AVENUE 85 FEET TO A POINT; THENCE SOUTHERLY ALONG THE LINE BETWEEN LOTS 70 AND 71, IF EXTENDED, 159 FEET MORE OR LESS TO THE COMMON REAR AND NORTHERLY CORNER OF SAID LOTS 70 AND 71; THENCE WESTERLY ALONG THE REAR LINE OF LOT 70, 85 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO IVAN E. PAVATTE AND WIFE, MARTHA GERTRUDE PAVATTE, BY DEED OF WALTER K. WALKER AND WIFE, ELSIE DISHMAN WALKER, DATED MARCH 24, 1950, OF RECORD IN BOOK 1812, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CONVEYANCE IS MADE SUBJECT TO ALL BUILDING RESTRICTIONS AND EASEMENTS AFFECTING THIS PROPERTY OF RECORD IN DAVIDSON COUNTY, TENNESSEE, PARTICULARLY THOSE OF RECORD IN BOOK 1537, PAGE 481, REGISTER'S OFFICE FOR DAVIDSON COUNTY, MINUTE BOOK 59, PAGE 20 OF THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, AND OWNER'S CERTIFICATE ON PLAT OF RECORD IN BOOK 1424, PAGE 35, 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 HENRY W. ELLIS, SINGLE HIS heirs and assigns, forever.

And WE do covenant with the said HENRY W. ELLIS, SINGLE 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.

And WE, IVAN E. PAVATTE AND WIFE, MARTHA GERTRUDE PAVATTE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said HENRY W. ELLIS, SINGLE HIS heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 11 day of SEPTEMBER, 19 50.

Ivan E Pavatte

Martha Gertrude Pavatte

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lucius D. Sims, a Notary Public in and for said County and State, the within named IVAN E. PAVATTE AND WIFE, MARTHA GERTRUDE PAVATTE

the bargainor, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 11TH day of SEPTEMBER, 19 50.

Commission expires Oct 8, 1951

Lucius D. Sims
Notary Public

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