WARRANTY DEED

BOOK 4302 PAGE 366

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne Ellis	Lobean Johnson	Map 95 11
404 Wanda Drive (NAME)	Bradford Building (NAME)	Par 11
Nashville Tenn 37214 (STREET ADDRESS OR ROUTE NUMBER)	Nashville Tenn (STREET ADDRESS)	30
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	mp

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3811, page 481, Register's Office for Davidson County, Tennessee.

We, George Bates and wife, Alianore L. Bates,

have this day bargained and sold, and do hereby transfer and convey unto the said Wayne Ellis and wife, Darlene Bates Ellis, their

~~XXXXX~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Cloverdale, as of record in Book 2133, page 9, Register's Office for said County.

Said Lot 11 fronts 90 feet on the north side of Wanda Drive and runs back between lines 203 feet on the west line and 197 feet on the east line to a dead line on the rear on which it measures 61 feet.

Being the same property conveyed to George Bates and wife, Alianore L. Bates, by deed from Wayne Ellis and wife, Darlene Bates Ellis, of record in Book 4261, page 954, Register's Office for said County.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

Wayne Ellis and wife, Darlene Bates Ellis, join this instrument for the purpose of acknowledging our agreement to pay said indebtedness heretofore mentioned.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 16 day of January 1969

Affiant Wayne Ellis

My commission expires: 11-7-70 (Affix Seal)

Notary Public Dewey W. Pedigo at Large

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Wayne Ellis and wife, Darlene Bates Ellis, their ~~XXXXXXX~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Wayne Ellis and wife, Darlene Bates Ellis, their ~~XXXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 16 day of January, 1969. *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wayne Ellis

Darlene Bates Ellis

Alianore L Bates

THIS INSTRUMENT WAS PREPARED BY Dewey W. Pedigo
OF THE LAW FIRM PEDIGO & SAINDON, 301 STAHLMAN BLDG.,
NASHVILLE, TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo, *a Notary Public in and for said County and State,* Wayne Ellis and wife, Darlene Bates Ellis, and George Bates and wife, Alianore L. Bates, *the within named bargainors, 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* 16 *day of* January, 1969.

Dewey W. Pedigo
Notary Public

Commission expires 11-7-70

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

JAN 17 CONV 10,000.00
JAN 17 S'TAX B* 26.00
JAN 17 PR'FEE B* .50
JAN 17 W'DEED B* 3.00 * 29.50

WARRANTY DEED

FROM

GEORGE BATES, ET UX

TO

WAYNE ELLIS, ET UX

A 27152

IDENTIF. REFERENCE

JAN 17 8 35 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON