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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,945.00

Leslie R Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF June 1969.

Clifford H Gordon
Notary Public

MY COMMISSION EXPIRES: 25th, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS
from information furnished by the parties

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leslie R. Ellis (NAME) | Guaranty Mortgage Company (NAME) | 5D 16116 |
| 3417 Luna Court (STREET ADDRESS OR ROUTE NUMBER) | 316 Union Street (STREET ADDRESS) | Map 148-2 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | Par 43 |

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, EDWARD D. O'CONNOR AND WIFE, GLORIA O. O'CONNOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LESLIE R. ELLIS AND WIFE, EUGENIA ELLIS

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:

BEING Lot No. 83 on the Plan of Luna Heights, Section III, as of record in Book 2900, page 138, Register's Office for said County, described as follows:

BEGINNING at a point in the northwesterly terminus of Luna Court at the corner of Lots 82 and 83; thence with the line between said lots, northwesterly 339 feet to a point in the line of Lot No. 74; thence with the line between Lots 83 and 74, southwesterly 80.5 feet to the easterly right of way of the new Interstate Highway; thence along the line of the same, southeasterly 346 feet to a corner of Lot No. 84; thence with the line between lots 83 and 84, easterly 127 feet to the westerly terminus of Luna Court; thence along the margin of said Court, northerly around a slight curve, 46.7 feet to the point of beginning.

BEING the same property conveyed to Edward D. O'Connor and wife, Gloria O. O'Connor by deed from Luther McGinley and wife, Carol E. McGinley of record in Book 4182, page 525, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said Grantees.

This is unimproved (X) improved ( ) property, known as 3417 Luna Court, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hand S this 26 day of June, 1969

Edward D. O'Connor

Edward D. O'Connor

Gloria O. O'Connor

Gloria O. O'Connor

db

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward D. O'Connor and wife, Gloria D. O'Connor

the 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 26 day of June 1969.

Commission expires 25 Apr 1972

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

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WARRANTY DEED

FROM
EDWARD D. O'CONNOR ET UX

TO
LESLIE R. ELLIS ET UX

A 46106

IDENTIF. REFERENCE

JUN 30 3 17 PH '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JUN30 CKRW 12,945.00
JUN30 STAX C* 33.54
JUN30 RFEE C* .50
JUN30 MTGD C* 3.00 * 37.04