WARRANTY DEED

BOOK 4448 PAGE 475

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leroy J. Ellis, III (NAME)	Same (NAME)	Par 7DA-5900
802 Crescent Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 116-4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PAR 94 WP

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)----------

---------- Dollars,

cash in hand paid by Leroy J. Ellis, III and wife, Mary Rust Ellis, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, James D. Tyner and wife, Ruby Dyer Tyner,

have this day bargained and sold, and do hereby transfer and convey unto the said Leroy J. Ellis, III and wife, Mary Rust Ellis

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 72 and a small part of Lots Nos. 73, 74, and 75, on the map of Clearview Subdivision, as of record in Book 843, page 8, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Crescent Road or Parmer Avenue, the common corner of Lots Nos. 72 and 71; thence with the line between said lots southerly 211.9 feet to the north line of Lot No. 69; thence with the line of the same easterly 90.4 feet to the line between Lots Nos. 72 and 75; thence northerly with the line between said lots to a point at the south corner of a triangle conveyed to Allan W. Murphy and wife, by deed of record in Book 1281, page 667, said Register's Office, and continuing along the east line of said triangular tract to the south margin of Crescent Road or Parmer Avenue; thence with the margin of the same westerly 97.2 feet to the beginning.

Being the same property conveyed to James D. Tyner and wife, Ruby Dyer Tyner by deed from Allan W. Murphy and wife, Marion E. Murphy, of record in Book 1349, page 125, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,500

Subscribed and sworn to before me, this the 28th day of September 1970

Affiant

My commission expires: June 6, 1970 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 802 Crescent Road, Nashville, Tennessee (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 Leroy J. Ellis, III and wife, Mary Rust Ellis,

their (successors), 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 for 1970 real estate taxes which have been prorated and are assumed by Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Leroy J. Ellis, III and wife, Mary Rust Ellis their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 28th day of September, 1970 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James D. Tyner

Ruby Dyer Tyner

THIS INSTRUMENT PREPARED BY:
Herbert R. Rich, Attorney
213 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enoch, *a Notary Public in and for said County and State,* James D. Tyner and wife, Ruby Dyer Tyner

the within named bargainor...s, 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* 28th *day of* September, *19*70.

Mary Enoch, *Notary Public*

Commission expires June 6, 1972

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 ...

Guaranty Title 208699

WARRANTY DEED

FROM

JAMES D. TYNER et ux

TO

LEROY J. ELLIS, III et ux

A 91400

IDENTIF. REFERENCE

SEP 29 9 36 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 29 70	CONV	32,500.00				
SEP 29 70	S'TAX		A*	84.50		
SEP 29 70	PR'FEE		A*	.50		
SEP 29 70	W'DEED		A*	3.00	*	88.00

Compliments of

Guaranty Title

Office of

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