TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James A. Ellis and wife	First Federal S. & L. Assn.	Map 61-16
(NAME)		
1318 Riverwood Drive	Union at Fourth BOOK 4482 PAGE 28	Par. 39
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of ----------Ten and No/100-------($10.00)---------- DOLLARS

cash in hand paid by James Aubrey Ellis and wife, Barbara B. Ellis, hereinafter referred to as the GRANTEES, receipt of which is hereby acknowledged, and the assumption of a promissory note executed by Lee W. Woodard and wife, Mary Kay E. Woodard, in favor of First Federal Savings & Loan Association, on which the current balance is approximately $14,069.13, which is secured by a Deed of Trust, as of record in Book 4299, page 892, Register's Office for Davidson County, Tennessee, and 1971 taxes which have been prorated and assumed by the GRANTEES, we, Lee W. Woodard and wife, Mary Kay E. Woodard, hereinafter referred to as the GRANTORS

Prepared by: Stephen L Edwards, atty
Madison, Tenn.

have bargained and sold, and by these presents do transfer and convey unto the said James Aubrey Ellis and wife, Barbara B. Ellis, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being parts of Lots Nos. 44 and 45 on the Map of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's Office for said County, described as follows: BEGINNING on the southerly margin of Riverwood Drive at the corner of Lots Nos. 44 and 45; running thence in a southwesterly direction 200 feet, more or less, to a dead line being 10 feet northwesterly from the corner of Lots. Nos. 44 and 45 on said plan; thence southeastwardly with said dead line 70 feet; thence northeastwardly 200 feet, more or less, to the southerly margin of Riverwood Drive, being 10 feet westerly from the corner of Lots Nos. 45 and 46; thence westwardly with the southerly margin of said Riverwood Drive 90 feet to the beginning. Being the same property conveyed to Lee W. Woodard and wife, Mary Kay E. Woodard, by deed from Theron W. Milligan and wife, as of record in Book 4299, page 890, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1318 Riverwood Drive (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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.

Whenever 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 hands this 24th day of February, 1971

Lee W. Woodard
Mary Kay E. Woodard

James Aubrey Ellis
Barbara B. Ellis

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Stephen L. Edwards, a Notary Public in and for said County and State, the within named Lee W. Woodard, Mary Kay E. Woodard, James Aubrey Ellis and Barbara B. Ellis

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 Madison, Tennessee this 24th day of February, 19 71

Commission expires October 28, 1971 Notary Public Stephen L. Edwards

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

TENNESSEE TITLE COMPANY

Warranty Deed

From

Lee W. Woodard and wife,

Mary Kay E. Woodard

To

James Aubrey Ellis and wife,

Barbara B. Ellis

State of Tennessee)
County of Davidson) The actual consideration or value whichever is greater, for this transfer is $16,060.00.

Lee W. Woodard
Affiant

Subscribed and sworn to before me, this the 24th day of February, 1971.

Stephen L. Edwards
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires 10-28-74

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1004 - REVISED

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IDENTIF REFERENCE

FEB 25 8 57 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB25E	CONV	16,060.00				
FEB25E	S'TAX		A*	41.86		
FEB25E	PR'FEE		A*	.50		
FEB25E	W'DEED		A*	3.00	*	45.36

mail: Stephen L. Edwards, Atty
Plaza Prof. Bldg
Madison, Tenn 37115