BOOK 4489 PAGE 271

Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 21,657.69 Larry S. Ezell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 1971

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry S. Ezell et ux (NAME)	Murphree Mortgage Company (NAME)	4D-24100
4434 Juneau Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Map- 75-3
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par.- 28

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, Leslie P. Ellis et ux, Carolyn R. Ellis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry S. Ezell et ux, Sherryl G. Ezell

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:

Land in Davidson County, Tennessee, being Lot no. 36 on the Plan of Tulip Grove Subdivision, Section 1, of record in Book 3700, Page 106, Register's office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Juneau Drive and extending eastwardly 100.0' along the common border of Lot Nos. 35 and 36 to a concrete monument; thence southwardly 124.75' along the common border of Lot Nos. 36 and 37 to a point in the northerly margin of Juneau Court; thence with said margin 122.45' to a concrete monument at the beginning of a curve; thence 39.27' to the northwest around said curve to a concrete monument in the easterly margin of Juneau Drive; thence with said margin 125.0 to the point of the beginning.

Being the same property conveyed to Leslie P. Ellis and wife by deed from Belle Homes, Inc., of record in Book 4200, page 849, Register's office for Davidson County, Tennessee.

This conveyance is subject to a deed of trust of record in Book 4200, page 851, aforesaid Register's Office in the approximate principal balance of $17,657.69 and assumed by the buyers herewith.

This conveyance is subject to the restrictive covenants of record in Book 4099, page 239, Register's Office, Davidson County, Tennessee.

This is unimproved (&) improved property, known as 4434 Juneau Drive (House Number) (Street) Hermitage, Tennessee (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 25th day of March, 19 71

Leslie P. Ellis
Leslie P. Ellis

Carolyn R. Ellis
Carolyn R. Ellis

BOOK 1489 PAGE 272

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Leslie P. Ellis et ux, Carolyn R. Ellis

the 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 25th day of March, 19 71

Commission expires 11/26/73

Edward Seddon
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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

WARRANTY DEED

FROM LESLIE P. ELLIS ET UX.

TO CAROLYN R. ELLIS

LARRY S. EZELL ET UX

SHERRYL G. EZELL

B 0 9 0 8 9

IDENTIF. REFERENCE

MAR 29 11 51 AM '71

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

MAR 29 71	CONV	21,657.69			
MAR 29 71	S'TAX		A*	56.42	
MAR 29 71	PR'FEE		A*	.50	
MAR 29 71	W'DEED		A*	3.00	* 59.92