FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4493 PAGE 766

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,724.68

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 1971.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Atty. 112 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosen J. Ellison, Jr. (NAME)	Emigrant Savings Bank (NAME)	4D 34398
213 Bonnavue Drive (STREET ADDRESS OR ROUTE NUMBER)	5 East 42nd Street (STREET ADDRESS)	Map 75 9
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	New York, New York 10017 (CITY) (STATE) (ZIP)	Par 163

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. ROBERTS, JR. and wife, BARBARA T. ROBERTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROSEN J. ELLISON, JR. and wife, SANDRA J. ELLISON

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. 953 on the Plan of Hermitage Hills, Section 8, of record in Book 3600, page 24, Register's Office for said County.

SAID Lot No. 953 fronts 90 feet on the westerly margin of Bonnavue Drive and runs back between lines 139.3 feet on the southerly line and 133.58 feet on the northerly line to a dead line in the rear on which it measures 83.6 feet.

BEING the same property conveyed to Edward D. Roberts, Jr. and wife, Barbara T. Roberts by deed from James C. Broadrick, Jr. and wife, Ann L. Broadrick of record in Book 4018, page 769, 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 Deed of Trust to United Mortgagee Servicing Corp. of record in Book 3758, page 591, 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 ( ) improved (X) property, known as 213 Bonnavue Drive, Hermitage, 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 8th day of April, 19 71

Edward D. Roberts, Jr.

Barbara T. Roberts

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. Roberts, Jr. and wife, Barbara T. Roberts

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 8th day of April, 1971.

Commission expires 12-12-72

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

WARRANTY DEED

FROM

EDWARD D. ROBERTS, JR. ET UX

TO

ROSEN J. ELLISON, JR. ET UX

B 1 1 1 4 5

IDENTIF. REFERENCE

APR 15 2 18 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENN. 37201

APR 15 7	CONV	18,724.68			
APR 15 7	S'TAX		A*	48.62	
APR 15 7	PR'FEE		A*	.50	
APR 15 7	W'DEED		A*	3.00	* 52.12