BOOK 4735 PAGE 81

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Austin Ellis (NAME)	Austin Ellis (NAME)	
3993 Keeley (STREET ADDRESS OR ROUTE NUMBER)	3993 Keeley Dr. (STREET ADDRESS)	148-14
Antioch (CITY) Tenn (P. O. ZONE) (STATE)	Antioch (CITY) Tenn. (ZONE) (STATE)	101 AG

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- Dollars,
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, D. K. Wachtel, Jr. and wife, Sharon Wachtel

have this day bargained and sold, and do hereby transfer and convey unto the said

Austin C. Ellis and wife, Esther D. Ellis

their ~~successors~~), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot No. 119 on the Plan of Colewood Acres, Section II as of record in Book 3700, page 135, Register's Office for said County, and a triangular shape in the rear thereof, which, together, are described according to a survey by Turner Engineering Company dated January 7, 1969, as follows:

Beginning at a point in the southerly margin of Keeley Drive at a common corner of Lots 119 and 120, then southwardly with the dividing line between said lots 102.5 feet to a point; thence with the rear line of Lot 121, 39.1 feet to a point; thence north 75° 35' west 49.9 feet to a point; thence north 32° 53' east 93.8 feet to a point, the corner of Lot No. 119; thence continuing with the westerly line of Lot No. 119, 46.7 feet to a point in the southerly margin of Keeley Drive; thence with said margin of said Drive eastwardly 85 feet to the point of beginning.

Being the same property conveyed to D. K. Wachtel, Jr. by deed from Royce Wayne Browning and wife, Patricia Browning of record in Book 4494, page 598, 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 $24,400.00

Subscribed and sworn to before me, this the 27 day of July 1973

Affiant

My commission expires: 5-2-77 (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as ..... (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

Austin C. Ellis and wife, Esther D. 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Austin C. Ellis and wife, Esther D. Ellis, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 27 day of July 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

D. K. Wachtel, Jr.

Sharon Wachtel

This Instrument Was Prepared By

Dewey Pedigo Jr.

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jerry Butler, *a Notary Public in and for said County and State,* D. K. Wachtel, Jr. and wife, Sharon Wachtel, *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* 27 *day of* July, *19* 73.

Commission expires 5-2-77 Jerry Butler *Notary Public*

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 .....

AUG-8[illegible] CONV 24,400.00
AUG-8[illegible] S'TAX A* 63.44
AUG-8[illegible] PR'FEE A* .50
AUG-8[illegible] W'DEED A* 4.00 * 67.94

WARRANTY DEED

FROM

D. K. WACHTEL, JR., ET UX

TO

AUSTIN C. ELLIS, ET UX

C 18595

IDENTIF. REFERENCE

AUG 8 10 10 AM '73

FELIX Z. WI[illegible]
DAVIDSON COUNTY, TENN.

Compliments of

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

PEDIGO & SAINDON