This instrument was prepared by James A. Lessmann, Attorney-at-Law
320 Gallatin Rd. Madison, Tenn.

WARRANTY DEED

BOOK 4920 PAGE 46

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert E. Ellis (NAME)	Robert E. Ellis (NAME)	Map 72-3
1409 Oakland Acres Dr. (STREET ADDRESS OR ROUTE NUMBER)	1200 Greenfield Avenue (STREET ADDRESS)	Parcel 297
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	15D09645 PW

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by the said Grantees, hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Milton Curtis Starnes, as Conservator of Emmaline Curtis Swaggerty Patterson (an incompetent), hereinafter called the Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said Robert E. Ellis and wife, Evelyn S. Ellis, herein called the Grantees, their

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

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said Lot No. 100 fronts 117.2 feet on the southerly side of Greenfield Avenue, and extends back between parallel lines, with the easterly margin of Katherine Street, 189.75 feet to a line in the rear.

Being the same property conveyed to S. B. Swaggerty, by deed from E. E. Cox and wife, Lucy V. Cox, of record in Book 454, page 647, said Register's Office. The said S. B. Swaggerty died intestate on April 24, 1937, survived by his widow, Emmaline Curtis Swaggerty, and one son, S. B. Swaggerty, Jr. The said S. B. Swaggerty, Jr., died intestate, unmarried, and leaving no issue in 1941. The said Emmaline Curtis Swaggerty, mother of S. B. Swaggerty, Jr., has remarried and is now Emmaline Curtis Swaggerty Patterson. She has been adjudged and incompetent by the Probate Court of Davidson County, Tennessee, under Rule No. 53600, and Milton Curtis Starnes was appointed as her conservator. By order of said Probate Court the sale of the subject property was approved, and said conservator was authorized to sell and convey same.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31.50

Subscribed and sworn to before me, this the 4th day of June 19 75

My commission expires: 11-6-76 (Affix Seal)

Affiant Robert E. Ellis

Notary Public Billy J. Harrell

This is unimproved ( ) improved (X) property, known as 1200 Greenfield Avenue (House Number) (Street) Nashville, Tennessee 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 Grantees, their ~~successors~~, *heirs and assigns forever.* I *covenant that* I am *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 as stated herein.

I *further covenant and bind* myself, my successor(s) ~~and representatives~~, *to warrant and forever defend the title to said real estate to said* Grantees, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 4th *day of* ~~May~~ June, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Milton Curtis Starnes (Conservator)

Milton Curtis Starnes, as Conservator

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4920 PAGE 47

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Milton Curtis Starnes, as Conservator of Emmaline Curtis Swaggerty Patterson (an incompetent) *the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 4th *day of* May June *, 19*75.

Bill H. Howell *Notary Public*

Commission expires 11-6-76

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

WARRANTY DEED

FROM

Milton Curtis Starnes, as Conservator

TO

Robert E. Ellis, et ux

JUN-9 75 CONV 22,750.00
JUN-9 75 S'TAX A* 59.02
JUN-9 75 PR'FEE A* .50
JUN-9 75 W'DEED A* 4.00 * 63.52

D 0 1 7 5 4

IDENTIF. REFERENCE

JUN 9 10 47 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mail Deed To:
Robert E. Ellis
1409 Oakland Acres Drive
Madison, TN 37115