ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Robert E. Ellis and wife (NAME)	same (NAME)	Map 83-13
1409 Oakland Acres Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 196
Nashville, Tn. 37115 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Six Thousand and NO/100. . . . . ($6,000.00) . . . . DOLLARS

cash in hand paid by Robert E. Ellis and wife, Evelyn S. Ellis, the receipt of which is hereby acknowledged, we Wesley Hull Sperry and wife, Vassie Hale Sperry, and Sim Cartwright and wife, Ida E. Cartwright,

have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Ellis and wife, Evelyn S. Ellis

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot Number 155 in the plan of East Edgefield now a part of the City of Nashville, which is recorded in Book Number 21, page 147 of the R. O. D. C. Tennessee, and described as follows:

Being 50 feet off of the west side of said lot Number 155, Beginning on the south side of Boscobel Street formerly Magnolia Street at a point 33 feet from the south west corner of Boscobel or Magnolia Street, and 14th Street and running southwardly 170 feet to a 16 foot alley, thence with said alley westwardly 50 feet; thence at right angles northwardly 170 feet to Boscobel or Magnolia Street; thence eastwardly with the south side of Boscobel or Magnolia Street 50 feet to the beginning.

Being the same property conveyed to Thomas Bowden Anderson and wife, Alice Viola Anderson, by deed of record in Book 616, page 188, Register's Office for Davidson County, Tennessee, the said Thomas Bowden Anderson having died on June 12, 1965.

Being the property vested in Sim Cartwright, a 1/3 undivided interest and Wesley Hull Sperry a 2/3 undivided interest under the Will of Alice V. Anderson filed under Rule No. 62666, Probate Court, Davidson County, Tennessee, and of record in Will Book 116, page 322 of the said Probate Court, the said Alice V. Anderson and Alice Viola Anderson being one and the same person.

unimproved ( )
This is improved (X) property, known as 1312 Boscobel Street, Nashville, Tennessee
(House Number) (Street)
Nashville, Tennessee, 37206
(P. O. Address) (City or Town) (Zip Code)

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 8th day of April, 1976.

Sim Cartwright — Wesley Hull Sperry

Ida E Cartwright — Vassie Hale Sperry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5014 PAGE 471

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wesley Hull Sperry, Vassie Hale Sperry, Sim Cartwright and Ida E. Cartwright

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, 1976.

My commission expires May 2, 1977 Notary Public Leroy J Ellis

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 6,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert E Ellis

Sworn to and subscribed before me this 8th day of April, 1976.

My commission expires May 2, 1977 Notary Public Leroy J Ellis

This instrument was prepared by:

Leroy J. Ellis, III, Atty., 421 Charlotte Avenue, Nashville, Tn. 37219

Name Address

CO	6,000.00	MO	
WD	4.00	MS	
TD		ST	15.60
CC		ST	
MR		PF	50
UCC		TOTAL	20.10

WARRANTY DEED

FROM

TO

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILED APR 12 12 18 PM 1976
DAVIDSON COUNTY, TENN.
REGISTER

IDENTIFICATION REFERENCE

D 44232