FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 15,000.00 Dana G. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 19 76

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana G. Ellis	Mortgage Associates, Inc.	27W 15640
(NAME) 1623 Sumner Avenue	(NAME) 1835 Savoy Drive, N.E.	83-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37206	(STREET ADDRESS) Atlanta, Ga 30341	28
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Frankie Pate et ux Jane Pate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dana G. Ellis .

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:

BEING Lot No. 23 of Block "C" on the Map showing the resubdivision of certain lots of Weakley Place as of record in Book 547, Page 12, Register's Office, Davidson County, Tennessee, more fully described by a survey by John Kohl dated March 26, 1976 as follows:

SAID lot fronts 50 feet on the north side of Sumner Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Frankie Pate et ux Jane Pate by deed from Robert Powell et ux Frances Powell as of record in Book 4499, Page 281, said Register's Office.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

This is unimproved (XX) improved ( ) property, known as 1623 Sumner Avenue Nashville, Tennessee 37206
(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 hands this 12TH day of APRIL, 19 76

Frankie Pate

Jane Pate

BOOK 5015 PAGE 463

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frankie Pate et ux Jane Pate

the bargainors, 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 12TH day of APRIL 1976

Commission expires 1-26-79

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

D 44735

WARRANTY DEED

FROM Frankie Pate

TO Dana G. Ellis

INDEXING REFERENCE

APR 15 9 13 AM '76

REGISTER
DAVIDSON CO. TENN.

Title Bond #12

APR 15 76	CONV	15,000.00			
APR 15 76 S'TAX			B*	39.00	
APR 15 76 PR FEE			B*	.50	
APR 15 76	W DEED		B*	4.00	* 43.50