BOOK 5020 PAGE 801

This Instrument prepared by:
John W. Kelley, Attorney
Nashville, Tennessee

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
147-9-84	Mr/Mrs.William B.Ellis	Home Federal Savings & Loan Home Federal Building, Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6DU-29830	5012 Danby Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

APR 30 76	CONV	35,000.00			
APR 30 76	S'TAX		B*	91.00	
APR 30 76	PR'FEE		B*	.50	
APR 30 76	W'DEED		B*	4.00	* 95.50

WILLIAM R. PINKLETON and wife, NANCY PINKLETON hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DIANNE B. ELLIS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 178 on the Plan of Section I, Caldwell Country Estates, as of record in Book 2663, pages 68 and 69.

Said Lot No. 178 fronts 68 feet on the easterly side of Danby Drive and runs back 287.8 feet on the northerly line and 317 feet on the southerly line, to a dead line in the rear on which it measures 104.6 feet.

Being the same property conveyed to William R. Pinkleton and wife, Nancy Pinkleton, by deed from Morton F. Rose and wife, Ruby E. Rose as of record in Book 4532, page 237.

This conveyance is made subject to restrictions in Book 2802, page 369 and in Book 1788, page 108.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except for 1976 taxes which have been prorated and assumed by Grantees

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30th day of April, 1976.

William R. Pinkleton

Nancy Pinkleton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5020 PAGE 802

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named William R. Pinkleton and wife, Nancy Pinkleton 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, the 30th day of April, 1976.

Douglas A. Brace
Notary Public

My commission expires: 4-23-78

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$35,000.00

William B. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 1976

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

D 47177

IDENTIF. REFERENCE

APR 30 2 09 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

JWK:mas

FROM

WILLIAM R. PINKLETON AND WIFE

TO

DIANNE B. ELLIS

ORTALE, KELLEY, HERBERT & CRAWFORD

Nashville, Tennessee

L 600,413-9 (File Room)
HOME FEDERAL SAVINGS & LOAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

_____