BOOK 5029 PAGE 287

Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
George H. Ellarby, et ux	Guaranty Mortgage Company	2D 60887
(NAME)	(NAME)	
268 Clearlake Drive	First American Center	136-6-92
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Nashville, TN	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of----------

Ten and No/100----------($10.00)----------*Dollars,*

cash in hand paid by George H. Ellarby and wife, June M. Ellarby, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged,

Philhall Corporation,

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

George H. Ellarby and wife, June M. Ellarby,

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

Land in Davidson County, Tennessee, being Lot No. 325 on the Map of Priest Lake Park, Section 5, as of record in Plan Book 4460, pages 174, 175 and 176, Register's Office for said County, described as follows:

Said Lot No. 325 fronts 98 feet on the westerly side of Clearlake Drive and extends back 170 feet on the northerly line and 172.16 feet on the southerly line to a dead line in the rear, which is a broken line measuring 99.66 feet thereon.

Being part of the property conveyed to Philhall Corporation, by deed from Waterfalls Developers, Inc., of record in Book 4598, page 923, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 25th day of May 19 76

Affiant

My commission expires: Jan. 29 1977 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON

This is unimproved ( ) improved (X) property, known as 268 Clearlake Drive, Nashville, TN
(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

George H. Ellarby and wife, June M. Ellarby,

their *(successors),*

heirs and assigns forever. Grantor *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantor *further covenant and bind* itself/its *heirs 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 our *hand* S *this* 25 *day of* May, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Philhall, Corp.

by Charles L. Wells, Jr., V.P.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,....., a Notary Public in and for said County and State,.....

.....

.....

the within named bargainor....., 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.....Tennessee, this.....day of....., 19.....

.....Notary Public

Commission expires.....

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 Vice President of the Philhall Corporation, the within named bargainor, a corporation, and that ....he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as Vice President

Witness my hand and seal, at office in Nashville, Tennessee, this 25 day of May, 1976

.....Notary Public

Commission expires 5-27-79

MAY26'76 CONV 49,500.00
MAY26'76 S'TAX B* 128.70
MAY26'76 PR'FEE B* .50
MAY26'76 W'DEED B* 4.00 * 133.20

D 5 1 0 0 0

IDENTIF. REFERENCE

MAY 26 2 18 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Philhall Corporation

TO

George H. Ellarby, et ux

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Ellen Murray