THIS INSTRUMENT PREPARED BY: Thomas E. Stewart, Attorney at Law, Suite 108
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 5031 PAGE 984

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas E. Stewart, Trustee (NAME)	same (NAME)	
223 Madison Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	42-16
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	68 PW

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged,

WILLARD OTTO ELLIS AND WIFE, ELSIE E. ELLIS

have this day bargained and sold, and do hereby transfer and convey unto the said THOMAS E. STEWART, TRUSTEE with full power to sell, transfer, convey, encumber or otherwise dispose of said property without joinder of beneficiary, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 3 on the plan of Cox Homeplace, of record in Plat Book 3, page 24, Chancery Court for Davidson County, Tennessee.

Said lot No. 3 fronts 50 feet on the west margin of Douglas Street, and extends back westwardly between parallel lines measuring 210.5 feet on the south line, and 207 feet on the north line to the L & N Railroad right-of-way on which it measures 50 feet.

Being the same property conveyed to W. O. Ellis by deed of record in Book 2597, page 181, said Register's Office.

There is included in this description, but excluded from the conveyance , the construction easement granted to the Metropolitan Government for drainage and slopes along the easterly margin of this lot.

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 20,500.00

Subscribed and sworn to before me, this the 19 day of April 19 76

Affiant

My commission expires: 7/3/77 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 108 Douglas (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 Grantee his *(successors), heirs and assigns forever.* We *covenant that* we are *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 appears of record.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 19 *day of* April, 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.*

Willard O. Ellis

Elsie E. Ellis

BOOK 5031 PAGE 985

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Willard Otto Ellis and wife, Elsie E. Ellis

the within named 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 Madison Tennessee, this 19 day of April, 19 76

Ruby Jane Brown Notary Public

Commission expires 8/3/77

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
Willard Otto Ellis, et ux

TO
Thomas C. Stewart, Trustee

D 52211

IDENTIF. REFERENCE

JUN 4 1 31 PM '76

REGISTER
DAVID[illegible] TENN.

JUN-4 76	CONV	20,500.00			
JUN-4 76	S'TAX		B*	53.30	
JUN-4 76	PR'FEE		B*	.50	
JUN-4 76	W'DEED		B*	4.00	* 57.80

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115