862

5034 PAGE 862 FORM No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 19 76.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doris Carlene Noe Ellis (NAME)	Fidelity Federal Savings & Loan (NAME)	
119 Scenic View Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street, (STREET ADDRESS)	44-5
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	15 pm

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, ALVIN GAYLAND ELLIS, SINGLE AND DAUGHTER GAYLA LYNN ELLIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DORIS CARLENE NOE ELLIS, SINGLE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, all our right title and interest in and to A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the southeasterly 72.3 feet of Lot No. 72 on the unrecorded Map of Scenic View Subdivision, and being Lot "D" on the Map of a resubdivision of Lots 67 to 74, both inclusive, of said plan, and described according to a copy of a survey thereof made by James L. Murphy, Jr., Surveyor, dated April 21, 1959, as follows:

Beginning at a point in the northeasterly margin of Havron Avenue at the intersection of the north line of a 20 foot strip dedicated for a public walkway; thence along the margin of said strip, northeasterly 168.5 feet to the line of Lot No. 55; thence with the line of said lot northwesterly 72.3 feet to a point; thence southwesterly 169.08 feet to the margin of Havron Avenue; thence with the margin of the same southeasterly 72.3 feet to the point of beginning.

Being the same property conveyed to Alvin Gayland Ellis and wife, Doris Carlene Noe Ellis by deed from Randall Phillips and wife, Louise T. Phillips by deed of record in Book 2907, page 424, Register's Office for Davidson County, Tennessee. The said Alvin Gayland Ellis and Doris Carlene Noe Ellis having since divorced, the property is vested in Alvin Gayland Ellis and Doris Carlene Noe Ellis as tenants in common, subject to the interests of their minor child Gayla Lynn Ellis, pursuant to a divorce decree of record in Minute Book 83A, page 454, Circuit Court Clerks' Office for Davidson County, Tennessee, said child having had her minority removed by a decree of record in Minute Book 215, page 164, Chancery Court of Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 119 Scenic View Dr. (House Number) Old Hickory, Tenn. 37138 (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 1st day of June, 19 76

Alvin Gayland Ellis

Gayla Lynn Ellis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Nancy Stacey, a Notary Public in and for said County and State, the within named Alvin Gayland Ellis and daughter Gayla Lynn Ellis

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 1st day of June 19 76

Commission expires 12-5-76

Nancy R. Stacey
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

Loan # 560194-0

WARRANTY DEED

FROM
Alvin Gayland Ellis and daughter
Gayla Lynn Ellis

TO
Doris Carlene Noe Ellis, single

D 53587

IDENTIF. REFERENCE

JUN 14 2 20 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 14 76	CONV	28,000.00			
JUN 14 76	S'TAX		B*	72.80	
JUN 14 76	PR'FEE		B*	.50	
JUN 14 76	W'DEED		B*	4.00	* 77.30