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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,500.00

Marilyn McEllingson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 22nd DAY OF December, 1976.

Notary Public

MY COMMISSION EXPIRES: March 24, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (This instrument was prepared by) Jno. B. Cobb, Jr., Attorney at Law, Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn Ellingson (NAME)	Marilyn Ellingson (NAME)	117-16
1419 Clifton Lane (STREET ADDRESS OR ROUTE NUMBER)	1419 Clifton Lane (STREET ADDRESS)	47
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (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, Mildred Black Hooper, Margaret Black Lay, L. E. Black, Jr., and John D. Black, the only heirs-at-law of Rosa N. Black, deceased.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marilyn Ellingson

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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Final Plat of Hawthorne Subdivision, as of record in Book 1424, page 22, Register's Office for said County.

Said Lot No. 24 fronts 70 feet on the southerly side of Clifton Avenue, now Clifton Lane, and runs back 208.5 feet on the easterly line and 218 feet on the westerly line, measuring 70.7 feet thereon

Being the same property conveyed to Leonard E. Black and wife, Rosa N. Black by deed from Victor T. Petty and wife, Nancy W. Petty, of record in Book 2546, page 603, Register's office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1454, page 70, and Book 1491, page 439, said Register's Office, and the Plan of record in Book 1424, page 22, Registers Office for Davidson County, Tennessee, which shows an owner's certificate, a 60 foot minimum building setback line from Clifton Avenue and a 10 foot easement along the rear line of said lot for public utilities.

DEC 22 ~	CONV	29,500.00			
DEC 22 ~ S'TAX			B*	76.70	
DEC 22 ~ PR'FEE			B*	.50	
DEC 22 ~	W'DEED		B*	4.00	* 81.20

This is unimproved ( ) improved (X) property, known as Clifton Avenue (House Number) (Street) Nashville, Tennessee (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 hand s this 15th day of December, 19

Mildred Black Hooper
Mildred Black Hooper

Margaret Black Lay
Margaret Black Lay

L. E. Black, Jr.

John D. Black

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred Black Hooper and John D. Black

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 21 day of _____ 19__

My Commission Expires FEB. 18, 1980

Commission expires _____

_____ Notary Public

STATE OF ALABAMA
County of Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Black Lay

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

Witness my hand and official seal at Birmingham, Alabama, this 15th day of December, 1976

_____, Notary Public

Commission Expires 5-14-77

WARRANTY DEED

FROM Mildred Black Hooper etal

TO Marilyn Ellingson

D 82430

REFERENCE

DEC 22 2 40 PM '76

REGISTER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF NEW MEXICO
County of BERNALILLO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. E. Black, Jr.

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

Witness my hand and official seal at REPUBLIC BANK, Albuquerque, New Mexico, this 17 day of December, 1976

_____ Notary Public

Commission Expires September 19, 1978