BOOK 5100 PAGE 728

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$31,900.00 Elizabeth Janelle Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 1976

Notary Public

MY COMMISSION EXPIRES: 2-25-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Janelle Ellis (NAME)	The Chamberlain Company (NAME)	4D 34602
212 Bonnafield Drive (STREET ADDRESS OR ROUTE NUMBER)	620 Lindsay St. (STREET ADDRESS)	Map 75-9
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Chattanooga, Tn. 37403 (CITY) (STATE) (ZIP)	Parcel 16

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, Frank R. Dial et ux Melanie Ann Dial

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Janelle Ellis

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:

BEING Lot No. 590 on the Plan of Hermitage Hills, Section Six, of record in Plan Book 3300, page 10, Register's Office, Davidson County, Tennessee.

SAID Lot No. 590 fronts 78 feet on the westerly margin of Bonnafield Drive and extends back 119.67 feet on the northerly line and 225.3 feet on the southerly line to a dead line in the rear, measuring 123.28 feet thereon.

BEING the same property conveyed to Frank R. Dial et ux Melanie Ann Dial by deed from John W. Shanks, Jr. et ux Carolyn M. Shanks of record in Book 4815, page 319, said Register's Office.

THIS conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

GRANTEES herein agree to assume and pay a first mortgage payable to The Chamberlain Company, Chattanooga, Tennessee, of record in Book 4815, page 321, said Register's Office.

Escrow Account and Insurance to be transferred to grantees.

This is unimproved ( ) improved (XX) property, known as 212 Bonnafield Drive, Hermitage, Tennessee 37076
(House Number) (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 hand s this 17th day of December, 1976

Frank R. Dial

Frank R. Dial

Melanie Ann Dial

Melanie Ann Dial

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank R. Dial et ux Melanie Ann Dial

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 17th day of December 1976

Commission expires 6-24-80

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

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WARRANTY DEED

FROM

FRANK R. DIAL ET UX

TO

ELIZABETH JANELLE ELLIS

**********FILE BOX # 12**********

IDENTIF. REFERENCE

DEC 28 10 18 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DEC28'76	CONV	31,900.00			
DEC28'76 S'TAX			B*	32.94	
DEC28'76 PR'FEE			B*	.50	
DEC28'76	W'DEED		B*	4.00	* 87.44