FORM NO. WD-1

BOOK 5155 PAGE 146

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,241.46

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 19 77

Notary Public

MY COMMISSION EXPIRES: 2/16/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOSLIN & MCMILLEN, Suite 505, International Plaza, Nashville Tn 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Ells, et. ux.	Home Federal Savings & Loan Association	40-33950
Ann Ells (NAME)	(NAME)	
834 Hermitage Ridge	230 4th Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tenn 37076	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(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, ROBERT L. MEINECKE, JR. and wife, CHERYL L. MEINECKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD ELLS and wife, ANN ELLS

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. 116 on the Plan of Hermitage Hills, Section 12, of record in Book 4675, page 125, said Register's Office.

Beginning at a point in the west margin of Hermitage Ridge at the common corner of Lots 116 and 117; thence with the line between said two lots westerly 89.26 feet to a point; thence with the line between lots 116 and 127 westerly 81.7 feet to a point in the easterly margin of Bonnafair Drive; thence with the easterly margin of Bonnafair Drive, northerly 42.0 feet to a point; thence with the easterly margin of Bonnafair Drive, northeasterly 114.25 feet to the beginning of a curve; thence around said curve which has a radius of 25.0 feet northeasterly 39.27 feet to the westerly margin of Hermitage Ridge; thence with the westerly margin of said Hermitage Ridge southerly 125.85 feet to the point of beginning.

As partial consideration for this conveyance the Grantees, Richard Ells and wife, Ann Ells, have assumed the Grantors', Robert L Meinecke, Jr. and wife, Cheryl L. Meinecke, mortgate indebtedness with Home Federal Savings & Loan Association of Nashville, said mortgage indebtedness being loan no. 600-345-4.

Being the same property conveyed to Robert L Meinecke, Jr. and wife, Cheryl L. Meinecke by deed from Home Federal Savings & Loan Association of Nashville of record in Book 4976, page 399, said Register's Office.

unimproved ( )
This is improved (X) property, known as 843 Hermitage Ridge Hermitage Tn 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 3rd day of June, 19 77

Robert L Meinecke

Cheryl Linda Meinecke

STATE OF TENNESSEE
Davidson County

BOOK 5155 PAGE 147

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Meinecke, Jr., and wife, Cheryl Meinecke

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 3rd day of June 19 77

Commission expires 2/6/80

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

WARRANTY DEED

FROM

ROBERT L. MEINECKE, JR. and wife, CHERYL L. MEINECKE

TO

RICHARD ELLS and wife, ANN ELLS

E 07277

IDENTIFICATION REFERENCE

JUN 6 8 36 AM '77

REGISTER
DAVIDSON CO. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-6?	CONV	38,241.46			
JUN-6?	S'TAX		B*	99.32	
JUN-6?	FR'FEE		B*	.50	
JUN-6?	W'DEED		B*	4.00	* 103.82