This instrument was prepared by:
BENSON AND ELLIS, Attorneys
Suite 205, 112 21st Avenue South
Nashville, TN 37203

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Fred O. Ellis, Jr (NAME) | Same (NAME) | map # 117-4 |
| 2700 Oakland Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) BOOK 5241 PAGE 348 | parcel # 167 |
| Nashville, TN 37212 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* ..... TEN ..... *DOLLARS*

cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, FRITZ J. SCHUBERT and wife, CAROL B. SCHUBERT, hereinafter called the grantors,

..... *have bargained and sold, and by these presents do transfer and convey unto the said* FRED O. ELLIS, JR., hereinafter called the grantee, ..... his *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. 42 and the northerly half of Lot No. 41 on the Map of Belmont Terrace, as of record in Book 421, page 101, described as follows:

BEGINNING at the southwest corner of Rosewood Avenue and an alley; being the northeast corner of said lot no. 42; thence with the southerly margin of Rosewood Avenue, westerly 160.2 feet to the beginning of a curve; thence around said curve in a southwesterly direction, 15.5 feet to the easterly margin of Oakland Avenue; thence with the easterly margin of said Avenue, southerly 65.2 feet to the center of the front of said Lot 41; thence easterly through the center of said lot, 170 feet to the westerly margin of an alley; thence with the westerly margin of said alley, northerly 75 feet to the point of beginning.

BEING the same property conveyed to Fritz J. Schubert and wife, Carol B. Schubert by deed from Frances M. Brennesholtz, of record in Book 4644, page 489, Register's Office for Davidson, County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 2700 Oakland Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* grantee, *his heirs and assigns, forever.*

*And* we *do covenant with the said* grantee *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.*

*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* grantee, *his heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our hands *this* 29th *day of* December, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FRITZ J. SCHUBERT

Fritz J. Schubert

CAROL B. SCHUBERT

Carol B. Schubert

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

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*Personally appeared before me,* the undersigned *, a Notary Public in and for said County and State, the within named* Fritz J. Schubert and wife, Carol B. Schubert

*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* 29th *day of* December *, 19* 77.

Stephanie J. Thompson
*Notary Public*

*Commission Expires* My Commission Expires Dec. 13, 1980

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*STATE OF*
*COUNTY OF*

*Personally appeared before me, ....., a Notary Public in and for said County and State, the within named .....*

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

*Witness my hand and official seal at....., this..... day of....., 19.....*

*....., Notary Public.*

*Commission Expires.....*

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*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.....*

# AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me, the undersigned Notary Public, came and appeared FRED O. ELLIS, JR. who, being by me duly sworn, states under oath that the purchase price of the property located at 2700 Oakland Avenue, Nashville, Davidson County, Tennessee, is Twenty-nine Thousand Dollars ($29,000.00).

Further affiant sayeth not.

Fred O. Ellis

FRED O. ELLIS, JR.

Stephanie J. Thompson

NOTARY PUBLIC

My Commission Expires Dec. 13, 1980

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

E 45256.

IDENTIF. REFERENCE

JAN 9 12 23 PM '78

FELIX Z. [illegible] REGISTER DAVIDSON [illegible]

| | | | | | |
|---|---|---|---|---|---|
| JAN-9[illegible] | CONV | 29,000.00 | | | |
| JAN-9[illegible] | S'TAX | | B* | 75.40 | |
| JAN-9[illegible] | PR'FEE | | B* | .50 | |
| JAN-9[illegible] | W'DEED | | B* | 8.00 | * 83.90 |