WARRANTY DEED

BOOK 5244 PAGE 838

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bill Ellis (NAME)	The Lomas & Nettleton Company (NAME)	Map 147-15
84 Pewitt Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1056 (STREET ADDRESS)	Par. 71
Brentwood, Tennessee 37027 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, VA (CITY) (ZONE) (STATE)	6DU-16582

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to Murphree Mortgage Company which note is secured by a deed of trust of record in Book 2764, page 39, Register's Office for Davidson County, Tennessee and having since been assigned to the Lomas & Nettleton Company of record in Book 2811, page 277, said Register's Office.

MAJOR GROVES BROWN, JR., and wife, FLORENCE LURETTA BROWN

have this day bargained and sold, and do hereby transfer and convey unto the said Bill Ellis

its *(successors), heirs and assigns,*

certain real estate in / *County, Tennessee, as follows:*

Davidson

BEING Lot No. 112 on the Plan of Whispering Hills, Section II-C, as of record in Book 2663, pages 66 and 67.

SAID Lot No. 112 fronts 106.0 feet on the northeasterly margin of Whispering Hills Drive and extends back 170.6 feet on the northwesterly line and 298.3 feet on the southeasterly line, to a dead line in the rear, measuring 160.0 feet thereon.

BEING the same property conveyed to Major Groves Brown, Jr., and wife, Florence Luretta Brown by deed from Dilmon Elledge and wife, Evelyn Elledge of record in Book 4504, page 219, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 33,803.12

Subscribed and sworn to before me, this the 18th day of January 19 78

Affiant

My commission expires: 8-3-80 (Affix Seal)

Notary Public

FILED JAN 19 1978 10:45 AM

This is unimproved ( ) improved (X) property, known as 556 Whispering Hills Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Bill Ellis its *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bill Ellis its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 18th *day of* January, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Major Groves Brown Jr. Florence Luretta Brown

MAJOR GROVES BROWN, JR. FLORENCE LURETTA BROWN

216

BOOK 5244 PAGE 839

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, Major Groves Brown, Jr. and wife, Florence Luretta Brown

the within named 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 18th day of January, 19 78.

Notary Public

Commission expires ...

JOE SAPERSTEIN NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE }
COUNTY OF }

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....

THIS INSTRUMENT WAS PREPARED BY: Joe Saperstein
Suite 303, 4515 Harding Road
Nashville, Tennessee 37205

Mail

E 46838

ISSUE REFERENCE

Jan 23 8 24 AM '78

JAN23 78	CONV	33,803.12			
JAN23 78	S'TAX		B*	87.88	
JAN23 78	PR'FEE		B*	.50	
JAN23 78	W'DEED		B*	4.00	* 92.38

WARRANTY DEED

FROM

MAJOR GROVES BROWN, JR. and wife, FLORENCE LURETTA BROWN

TO

Bill Ellis

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE Company of New York