THIS INSTRUMENT PREPARED BY: LANCASTER & FARMER, ATTORNEYS
SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TENNESSEE 37076.

From Information Furnished by Others

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
THOMAS R. WHATLEY et ux (NAME)	Home Federal Savings & Loan Association (NAME)	74-4
834 Hermitage Ridege (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	Pac 5640
Hermitage, TN 37076 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37219 (CITY) (STATE) (ZIP CODE)	BOOK 5350 PAGE 907

WARRANTY DEED

For and in consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- DOLLARS
the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantees of the indebtedness owed to Home Federal Savings and Loan Association as recorded in Book 4976, Page 401, Register's Office for Davidson County, Tennessee, we, RICHARD ELLS and wife, ANN ELLS, herein referred to as the Grantors,

OCT 16 80	CONV	44,731.68			
OCT 16 80	S'TAX		B*	116.22	
OCT 16 80	PR'FEE		B*	.50	
OCT 16 80	W'DEED		B*	4.00	* 120.72

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS R. WHATLEY and wife, CONNIE E. WHATLEY

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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.

Being the same property conveyed to Richard Ells and wife, Ann Ells by deed from Robert L. Meinecke, Jr. and wife, Cheryl L. Meinecke, of record in Book 5155, Page 146, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any existing restrictions and/or easements of record.

Covenants between the parties, but not running with the land are as follows: Grantors' escrow deposits to be transferred with any overage returned to Grantors; Grantors' hazard insurance to be transferred to Grantees; All drapery to remain except guest room and baby's room with rods; Possession to be given no later than November 25, 1978, with Grantors paying rent beginning November 1, 1978, if they have not moved at the rate of $293.00 per month; and exterior painting to be completed by the Grantors.

unimproved ( )
This is improved (XX) property, known as 834 Hermitage Ridge (House Number) (Street)
Hermitage, Tennessee 37076
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 13th day of October, 19 78.

RICHARD ELLS: Richard Ells

ANN ELLS: Ann Ells

REGISTER STAMP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5350 PAGE 908

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Ells and wife, Ann Ells

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 Hermitage, Tennessee, this 13th day of October, 19 78.

My commission expires 5-10-81 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 44,731.68 This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13th day of October, 19 78.

My commission expires 5-10-81 Notary Public

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM RICHARD ELLS and wife, ANN ELLS

TO THOMAS R. WHATLEY and wife, CONNIE E. WHATLEY

E 94409

IDENT'F. REFERENCE

Oct 16 9 52 AM '78

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219