THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison Street
Madison, TN 37115

7105 03/07 103.30- CHECK

WARRANTY DEED

BOOK 5402 PAGE 564

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JESSIE R. ELLIS	Jessie R. Ellis	Map 38
(NAME) P. O. Box 100 Carney Rd.	(NAME) P. O. Box 100 Carney Rd.	Parcel 119
(STREET ADDRESS OR ROUTE NUMBER) Whites Creek TN.	(STREET ADDRESS) Whites Creek TN.	4D-11930
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged

WAYNE FOSTER and wife, GLADYS A. FOSTER, hereinafter referred to as Grantors

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

JESSIE R. ELLIS and wife, DEBORAH A. ELLIS, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Sunset Strip Subdivision, a plan of which is of record in Book 4300, page 20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the metes and bounds of said lot.

Being a portion of the same property conveyed to Wayne Foster and wife, Gladys A. Foster, by deed from James D. Craig and wife, Nancy Evelyn Craig, of record in Book 4004, page 970, Register's Office for Davidson County, Tennessee.

This conveyance is subject to building setback lines of record in Book 4300, page 20, Register's Office for Davidson County, Tennessee, and all restrictive covenants, easements and other restrictions of record.

All back taxes including taxes for the year 1978 shall be paid by Grantors. Grantees shall assume the payment of 1979 taxes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Subscribed and sworn to before me, this the 22nd day of January 19 79

Affiant Jessie R. Ellis

My commission expires: 8/15/81 (Affix Seal)

Notary Public Carolyn J. Mahoney

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their (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, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 22nd day of January, 19 79, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gladys Foster

Wayne Foster

This Instrument Prepared From

INT 202

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE FOSTER AND WIFE, GLADYS A. FOSTER

the within named 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 Madison Tennessee, this 2nd day of January, 19 79.

Carolyn F. Mahoney Notary Public

Commission expires 3/15/81

CAROLYN F. MAHONEY NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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.....

WARRANTY DEED

FROM
WAYNE FOSTER, ET UX
TO
JESSIE R. ELLIS, ET UX

F. I. 7256

IDENTIF. REFERENCE

MAR 7 2 16 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38000.00-	CAMT.
			98.80	CSTAX
			.50	PRFEE
			4.00	WDEED
				CHECK 103.30-
			7109A03/07/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.I.7.256

IDENTIFICATION

MAR 7 2 16 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. [illegible]