This instrument was prepared by [illegible], Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee 37215.

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Margaret L. Wilkerson | Margaret L. Wilkerson | Map 104-14 |
| (NAME) | (NAME) | |
| 2905 West Linden Avenue | 2905 West Linden Avenue | Parcel 107 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee | 24W-10615 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND 00/100----------

----------($10.00)----------*Dollars,*

cash in hand paid by the said Grantee, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 5572 PAGE 533

Murleen Ellis, a widow, hereinafter called Grantor,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Margaret L. Wilkerson, hereinafter called Grantee, her

~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the east 52 feet of the north 165 feet of Lot No. 29, and the West 24 feet of the north 165 feet of Lot No. 30, on the Plan of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 76 feet on the south side of West Linden Avenue, formerly Sunset, and run back between parallel lines 165 feet to a deed line.

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Being the same property conveyed to James J. Ellis and wife, Murleen Ellis by deed from S. S. Doss and Lallie Doss Moncrief of record in Book 2798, page 517, said Register's Office. The said James J. Ellis being now deceased.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $37,500.00

Subscribed and sworn to before me, this the 29th day of February 19 80

My commission expires: Jan 22, 1984 (Affix Seal)

X Affiant Margaret L. Wilkerson

Notary Public [illegible]

This is improved (X) unimproved ( ) property, known as 2905 West Linden Avenue, Nashville, Tennessee (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* Grantee, her

~~successors~~ *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1980 Taxes which have been prorated.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 29th *day of* February, 19 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Murleen Ellis

Murleen Ellis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Murleen Ellis

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

*Witness my hand and official seal at* Nashville, *Tennessee, this* 29th *day of* February, *19*80.

Notary Public

*Commission expires* Jan 22, 1984

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* .....

5630 [illegible] CHECK

**WARRANTY DEED**

FROM

Murleen Ellis, a widow,

TO

Margaret L. Wilkerson

F 78846

IDENTIF. REFERENCE

MAR 3 9 29 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Madison Title Company**
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF BOOK 5572 PAGE 535

FOR

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

37500.00- CO
97.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 104.00-
5630A03/03/80 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F78846

IDENT. REFERENCE

MAR 3 9 29 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

**No.** 744837