This instrument prepared by: Robert A. Anderson, Attorney, 223 Madison Street, Madison, TN 37115

WARRANTY DEED

mail

BOOK 5635 PAGE 1

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES F. ALLEN, ET UX (NAME:)	SAME (NAME.)	Map 53-12
330 Pitts Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 111 121
Old Hickory, TN. 37138 (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, and other good and valuable considerations, receipt of which is hereby acknowledged,

IDENTIF. REFERENCE

AUG 8 2 07 PM '80

FELIX Z. ELLIS REGISTER DAVIDSON COUNTY TENN.

601593

OPAL WELLS ELLER AND HUSBAND, RUDOLPH M. ELLER, hereinafter referred to as Grantors,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* ...JAMES F. ALLEN AND WIFE, DAPHINE ALLEN, hereinafter..... referred to as Grantees, ...their..... *heirs and assigns, a certain tract or parcel of land in*.....*County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lots Nos. 14, 15, 16, 17, and the southeasterly 14 feet of Lot No. 13, Block 6, as shown on the Dabbs and Elliotts Subdivision at Dupontonia, near Old Hickory, Tennessee, of record in Book 547, page 97, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description of said lots.

Being a portion of the same property conveyed to Opal Wells Eller by deed from Opal Wells Eller, Administratrix of the Estate of Lewis R. Mefford, et al, of record in Book 5094, page 721, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Lewis R. Mefford as follows: Said portion of Lot No. 13 conveyed to Lewis Mefford by deeds of record in Book 1160, page 447, Book 2490, page 17, and Book 3027, page 477, said Register's Office; Said Lots Nos. 14, 15, 16 and 17 conveyed to Lewis Mefford by deeds of record in Book 1088, page 181, and Book 2490, page 17, said Register's Office.

INCLUDED in the above description but EXCLUDED therefrom is a portion of said premises having been acquired by the State of Tennessee by Order of the Circuit Court of Davidson County, Tennessee, Docket No. C-356, for highway purposes and described as follows:

(continued)

CAROLYN F. ... NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 8 day of August 19 80

Jayce Eller Affiant

My commission expires: 2/15/81 (Affix Seal)

Carolyn F. Woodard Notary Public

Being a part of Lots 13-17, Block 6 on the Plan of Dabbs and Elliotts Subdivision No. 1 of record in Book 547, page 97, and more particularly described as follows: BEGINNING at the point of intersection of the northwest margin of 32nd Street and the northeast margin of Old Hickory Boulevard (State Route 45); thence along the said northeast margin North 45 deg. 45' west 112 feet, more or less, to a point; thence North 44 deg. 15' east 5 feet, more or less, to a point; thence South 45 deg. 45' east 87 feet, more or less, to a point; thence along a curve left having a radius of 27.5 feet eastwardly for 29 feet, more or less, to a point in the said northwest margin; thence along the said northwest margin South 44 deg. 15' west 18 feet, more or less, to the point of beginning and containing 675 square feet;
TOGETHER with a temporary construction easement outside the proposed right-of-way line for a period of three years February 1, 1982, as follows: BEGINNING at the point of intersection of the northwest margin of 32nd Street and the proposed northeast margin of Old Hickory Boulevard described above, thence along the said northeast margin northwestwardly 116 feet, more or less, to a point; thence North 44 deg. 15' east 1 foot, more or less, to a point; thence along the meander of the slope southeastwardly 117 feet, more or less, to a point in the said northwest margin of 32nd Street; thence along the said northwest margin South 44 deg. 15' West 2 feet, more or less, to the point of beginning, and containing 201 square feet.

Rudolph M. Eller joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which he may have, marital or otherwise.

unimproved ( )
This is improved ( ) property, known as ..... (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 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.*

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.*

Witness our *hand* s *this* 8 *day of* August, *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.*

Grady Rudolph Eller
R M Eller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* OPAL WELLS ELLER AND HUSBAND, RUDOLPH M. ELLER

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 Madison, *Tennessee, this* 8 *day of* August, *19* 80.

Carolyn F. Wadley, *Notary Public.*

Commission Expires 3/15/81

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.....

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.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5635 PAGE 4

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50000.00- CO
143.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 152.50-
4611A08/08/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G01-593

IDENTIF. REFERENCE

AUG 8 2 07 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 772726