FORM NO. WD-1

'6139 09/02 221.00- CHECK

BOOK 5790 PAGE 596

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Gary S. Eller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1981.

Mary M. Smith
Notary Public

MY COMMISSION EXPIRES: 1-10-83
(AFFIX SEAL)

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary S. Eller et ux (NAME)	Metropolitan Federal Savings and Loan (NAME)	141-15-B
6809 River Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	Par 43 Ls
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN COOK AND ALLEN EARPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY S. ELLER AND WIFE, CANDYCE C. ELLER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Rolling River Estates, Phase III, as of record in Book 5200, page 81, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Cook and Allen Earps by deed from Wesley D. Turner, Substitute Trustee, of record in Book 5756, page 627, said Register's Office.

This conveyance is made subject to encumbrances of record. The premises herein conveyed is not the usual residence of either of the grantors.

unimproved ( )
This is improved (X) property, known as 6809 River Ridge Drive (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37221 (Postal Zip)

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. Wherever 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 hand s this 31st day of August, 1981

John Cook
JOHN COOK

Allen Earps
ALLEN EARPS

BOOK 5790 PAGE 597

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN COOK AND ALLEN EARPS

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 Nashville, Tennessee, this 31st day of August 19 81

Commission expires 1-15-83

Mary M. Smith
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

L#81,094-1 RETURN TO
METROPOLITAN FEDERAL

WARRANTY DEED

FROM

JOHN COOK AND ALLEN EARPS

TO

GARY S. ELLER AND WIFE,

CANDYCE C. ELLER

G 58377

T
IDENTIF. REFERENCE

SEP 2 10 37 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5790 PAGE 598

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
			2500.00- CO	
			214.50 CO TX	
			.50 PRFEE	
			0.00 MDEED	
			CHECK	2?1.00-
		6139A09/08/81	CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3583777

IDENTIFICATION REFERENCE

SEP 2 10 37 AM '81

FELIX Z. WILSON - REGISTER
DAVIDSON COUNTY, TENN.

No. 841709