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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James T. Ellis, et ux	James T. Ellis	Map 168
(NAME) Hester Beasley Rd., Rt.1	(NAME) [signature]	Parcels 104,105
(STREET ADDRESS OR ROUTE NUMBER) Kingston Springs, Tn.37081	(STREET ADDRESS)	133 ll
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Fourteen Thousand and 00/100- ($14,000.00) Dollars,

cash in hand paid, receipt of which is hereby acknowledged,

I, William Boswell Koogler, the Grantor herein,

have this day bargained and sold, and do hereby transfer and convey unto the said James T. Ellis and wife, Elisa Taylor Ellis,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I: Beginning at a planted stone on the north side of Hester and Beasley Road; thence North 27-1/2° West 23 poles to a stake; thence South 52° West 8 poles to a stake; thence South 27-1/2° East 23 poles to the Hester and Beasley Road; thence North 52° East 8 poles to the point of beginning, containing 1.15 acres, more or less.

TRACT II: Beginning at a stake in Hester Beasley Road, center line at W.J. McNeil's Northwest corner; thence with the Hester Beasley Road North 52° West 7 poles to a stake; thence South 27-1/2° West 23 poles and crossing the hollow to a stake on hillside; thence South 52° East 7 poles to W.J. McNeil's Southwest corner; thence with said W.J. McNeil's North boundary line North 27-1/2° East 23 poles to the beginning, containing 1 acre, more or less.

Being the same two tracts of property conveyed to William Boswell Koogler by deeds from Laura Mai McNeal of record in Book 5702, page 133, Register's Office of Davidson County, Tennessee and from the Estate of Wm. J. McNeil of record in Book_____, page_____, Register's Office of Davidson County, Tennessee.

TRACT III: Beginning at a point on the North side of Hester Beasley Road, said point being South 52° West and 8 poles from the original Southeast corner of the John A. McNeal property; thence North 27-1/2° West along the property line of John A. McNeal and W.J. McNeal, 23 poles to a point; thence South 52° West 6 poles to a point; thence South 27-1/2° East 23 poles to a point in the North margin of Hester Beasley Road; thence North 52° East 6 poles to the point of beginning and containing approximately 1.1 acres, more or less.

Being the same property conveyed to William Boswell Koogler by deed from Howard Roberts and wife Betty Roberts of record in Book 5803, page 231, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the former owner Laura Mai McNeal and her children, Rena Ann McNeil, Tina Tann McNeil, Wanda Joy McNeil and Theresa Imogene McNeil Thomas having unimpeded reasonable access for visiting the family cemetary located on this property. This cemetary shall not have further burials on it and shall not be disturbed without the prior consent of Laura Mai McNeal and her children.

G 6 3 8 9 9

RUSH

IDENTIF. REFERENCE

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OCT 14 4 14 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 14,000

Subscribed and sworn to before me, this the 14th day of October 19 81

James T. Ellis
Affiant

My commission expires: _____
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as Hester Beasley Road, Rt. 1, Kingston Springs, TN 37082
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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. except as of record.

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.

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 14th *day of* October, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

10/14/81 _____

10/14/81 _____

William Boswell Koogler

William Boswell Koogler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM BOSWELL KOOGLER the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 1981.

Patricia A. Hunter
Notary Public

Commission Expires: 10/17/82

.....

.....

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.....

WARRANTY DEED

FROM

WILLIAM BOSWELL KOOGLER

TO

JAMES T. ELLIS and wife,

ELISA TAYLOR ELLIS

This instrument prepared by:

Vance Cramb, Jr.
Attorney at Law
213 Third Avenue North
Nashville, Tennessee 37201

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

RECEIVED OF _____

FOR _____

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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

[illegible] CO
3[illegible].40 CO TX
.50 PRFEE
12.00 ADD'L
CASH 48.90-
2925A 10/14/81 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

663899

IDENTIF. REFERENCE

Oct 14 4 14 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 848234