This Form furnished by Attorneys Title Company, Inc.

BOOK 5872 PAGE 904

Form No. WD-2

FROM

Watt Durham, Jr. Unmarried

TO

William R. Eller, Sr. and wife,
Helon C. Eller

For draftsman's use

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Eller, Sr. (NAME)	United First Mortgage Corp. (NAME)	Map 119-6
278 Bell Rd (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 81366 (STREET ADDRESS)	Parcel 17
Nashville, Tn 37217 (CITY) (STATE) (P. O. ZIP)	San Diego, California 92138 (CITY) (STATE) (ZIP)	6DA-14544

(FOR REGISTER'S USE)

G8.7.1.0 G87108

IDENTIF. REFERENCE

APR 14 9 12 AM '82

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

$ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 19 82

Notary Public

MY COMMISSION EXPIRES: Feb. 12, 1983

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100ths----------

----------($10.00)----------DOLLARS

cash in hand paid by William R. Eller, Sr. and wife, Helon C. Eller, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the balance owing to Administrator of Veterans Affairs on a promissory note secured by a Deed of Trust to Joe A. Benedict Trustee, of record in Book 4569, page 216, said Register's Office,
I, WATT DURHAM, JR., UNMARRIED

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM R. ELLER, SR. AND WIFE, HELON C. ELLER, 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. 140 on the Map of the Re-subdivision of Lots Nos. 3 and 4 and part of Lots Nos. 5 and 6 in the Cumberland Nurseries as of record in Book 332, page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 140 fronts 57.3 feet on the southerly side of Elberta Street and runs back 150 feet on the westerly line and 150.1 feet on the easterly line to an alley, measuring 53 feet thereon.

Being the same property conveyed to Watt Durham, Jr. by deed from N. E. Pepper, Trustee, of record in Book 4880, page 926, Registers Office for Davidson County, Tennessee.

WD-2

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William R. Eller, Sr. and wife, Helon C. Eller, their heirs and assigns, forever.

And I do covenant with the said William R. Eller, Sr. and wife, Helon C. Eller, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William R. Eller, Sr. and wife, Helon C. Eller, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 13th day of April, 19 82

X Watt Durham Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Watt Durham, Jr., Unmarried

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 13th day of April, 19 82.

Jo Ann Smith, Notary Public.

NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires Jul. 12, 1983

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 singing 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 5872 PAGE 906

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
			12000.00- CO	
			31.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	37.70-
1890	A	04/14/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G8711.08
G8.7.1.08

IDENTIF. REFFRENCE

APR 14 9 12 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 876029