H 17222

IDENTIF. REFERENCE

NOV 15 9 52 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 5963 PAGE 953

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Buford H. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF November, 1982

William B. Bruce
Notary Public

MY COMMISSION EXPIRES: April 17, 1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM B. BRUCE, Attorney, 1610 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BUFORD H. ELLIS, ET UX. (NAME)	SAME (NAME)	Map 96-13
2807 Branwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 90
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	3DZ 60210

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, Willard Ronald Spivey and Jean Rich Spivey Bowling, Successor Co-Trustees

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Buford H. Ellis and wife, Mae B. Ellis

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. 163 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for said County, and more particularly described as follows:

SAID Lot No. 163 fronts 80 feet on the southerly side of Branwood Drive and extends back between lines, 158 feet on the westerly side, and 148.1 feet on the easterly side to a dead line in the rear on which it measures 80 feet.

BEING the same property conveyed to Richard E. Carter Sr., and Thomas C. Binkley as Co-Trustees for Ronald Rich Spivey, a minor, by deed from Willard Ronald Spivey, of record in Book 4485, page 563, Register's Office for Davidson County, Tennessee. Title having been vested in William Ronald Spivey and Jean Rich Spivey, as Successor Co-Trustees.

This is unimproved ( ) improved (X) property, known as 2807 Branwood Drive, Nashville TN 37214
(House Number) (Street) (P. O. Address) (City or Town) (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 12th day of November, 1982

Willard Ronald Spivey
WILLARD RONALD SPIVEY

Jean Rich Spivey Bowling
JEAN RICH SPIVEY BOWLING

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Juba Carter, a Notary Public in and for said County and State, the within named Willard Ronald Spivey and Jean Rich Spivey Bowling, Successor Co-Trustees

the bargainors, 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 12th day of November 19 82

Commission expires April 17, 1983

Juba Carter
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 / they) as such _____ and _____, 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

WARRANTY DEED

FROM

WILLARD RONALD SPIVEY and JEAN RICH SPIVEY BOWLING, SUCCESSOR CO-TRUSTEES

TO

BUFORD H. ELLIS and wife, MAE B. ELLIS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5963 PAGE 955

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
			40600.00- CO	
			126.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	132.60-
9801A	11/15/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 17222

IDENTIF. REFERENCE

Nov 15 9 52 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 910269