THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

BOOK 5069 PAGE 431

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
David S. Bivins and wife, Sally P. Bivins 721 Dutchmans Court Hermitage, TN 37076	Kentucky Mortgage Co. P. O. Box 13111 Lexington, KY 40512	75-8-200

FOR AND IN CONSIDERATION of the sum of Sixty-six Thousand Dollars ($66,000.00) Daniel E. Ellis and wife, Marilyn R. Ellis, (hereinafter referred to as the "Grantor"), have bargained and sold, and do hereby transfer and convey unto David S. Bivins and wife, Sally P. Bivins, (hereinafter referred to as the "Grantee"), and to the said Grantee's heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 171 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675, Page 140, Register's Office, Davidson County, Tennessee. Said Lot No. 171 fronts 78.34 feet on the south side of Dutchmans Court and extends back 129.00 feet on the west line and 131.82 feet on the east line to a broken dead line measuring 128.00 feet thereon.
>
> Being the same property conveyed to Grantor by deed of record in Book 5464, Page 392, said Register's Office.
>
> This conveyance is subject to restrictions of record in Book 4793, page 157, as amended in Book 4849, page 767, and as amended in Book 5028, page 357, said Register's Office.

This is improved property, known as 721 Dutchmans Court, Hermitage, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and the said Grantee's heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for Deed of Trust of record in Book 5464, page 395; and UCC-1 of record in Book 5825, page 187, Register's Office, Davidson County, Tennessee. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns, against the lawful claims of all persons.

Witness our hands this 27 day of May, 1983.

Daniel E. Ellis

Marilyn R. Ellis

05/31 173.10- CHECK

1399

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Rita McGuerry, a Notary Public in and for the County and State aforesaid, personally appeared Daniel E. Ellis and wife, Marilyn R. Ellis, the within named 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 seal, at office in Nashville, Tennessee, this 27 day of May, 1983.

Rita McGuerry
Notary Public

My Commission Expires:

April 21, 1985

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $66,000.00.

Daniel E. Ellis
Affiant

Subscribed and sworn to before me, this the 27 day of May, 1983.

Rita McGuerry
Notary Public

My Commission Expires:

April 21, 1985

RUSH

H 5.1 0 2 8

IDENTIF. REFERENCE

MAY 31 2 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6066 PAGE 433

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

66000.00- CO
171.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 178.10-
1399A05/31/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 1 0 2 8

IDENTIF. REFERENCE

MAY 31 2 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 952772