File in Box #4

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500.00

Patricia Ann Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF January 19 84.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

BOOK 6208 PAGE 369

THIS INSTRUMENT WAS PREPARED BY
Foley and Weiss, Attorneys, Suite 500, One Church Street Bldg, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICIA ANN ELLIS, Unmarried	Eagle Mortgage and Investment Company	71-1-127
(NAME)	(NAME)	
2320 Woodridge Drive,	P. O. Box 13013,	13DA-21245
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207	Lexington, Kentucky 40512	
(CITY) (STATE) (P. O. ZIP)	(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, I MILTON McCLAIN, JR., Conservator of the Estate of Rosa McClain,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA ANN ELLIS, Unmarried ,

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:

Being Lot No. 23 on the Revised Plan of Trinity Hills Village,, Section One, First Addition, as of record in Book 4175, page 92, Register's Office for said County.

Said Lot No. 23 fronts 60.0 feet on the westerly side of Woodridge Drive and extends back between parallel lines 120.0 feet to a dead line in the rear. Being the same property conveyed to Milton McClain, Sr. and wife, Rosa McClain, by deed from Trinity Hills Village, Inc. of record in Book 4421, page 74, said Register's Office. The said Milton McClain, Sr. having since died and Milton Mclain, Jr. having been named as the Conservator of the Estate of Rosa B. McClain by order of the Probate Court for Davidson County, Tennessee in Minute Book 265, page 425, Clerk's Office for said County.

The sale of this property is in accordance with the final decree of the Chancery Court for said County, Civil Action No.81-2170-I (II) wherein the subject property was ordered sold.

THIS conveyance is subject to any and all restrictions and easements of record.

unimproved { X } property, known as 2320 Woodridge Drive, Nashville, Tennessee 37207
This is improved { X } (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 my hand this 4th day of January, 19 84

Milton McClain, Jr.
MILTON McCLAIN, JR., Conservator

STATE OF TENNESSEE
Davidson County

BOOK 6208 PAGE 370

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MILTON McCLAIN, JR., Conservator, of the Estate of Rosa McClain,

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 4th day of January 1984

Commission expires 4/22/84

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
MILTON McCLAIN, JR., Conservator

TO
PATRICIA ANN ELLIS, Unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H95661

IDENTIF. REFERENCE

JAN 5 10 27 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

01/05 30.60 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6208 PAGE 371

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
			28500.00- CAMT.	
			74.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	80.60-
4014A01/05/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 5 6 6 1

IDENTIF. REFERENCE

JAN 5 10 27 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 4497