This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6225 PAGE 874

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John S. Ellis Toni P. Ellis	First American National Bank	
(NAME)	First American Center	
5350 Hillsboro Road	Real Estate Group - 3rd Floor	Map 131-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN	Nashville TN 37237	Parcel 1,44
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

Cash in hand paid by John S. Ellis and wife, Toni P. Ellis and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Richard H. Dean and wife, H. Marcella Dean

have this day bargained and sold, and do hereby transfer and convey unto the said John S. Ellis and wife, Toni P. Ellis

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

Two tracts of land in Davidson County, Tennessee, being described as follows:
Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot 48 and parts of Lots Nos. 49 and 55, Revised Plan of Westwood of record in Book 5050, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Together with a perpetual easement running to the owners of Lot No. 1 and their successors in title, for the full, complete and quiet use and enjoyment of a certain tract more fully described as follows, subject to any restrictions as shown on Plat of record in Book 5050, page 5, said Register's Office.

A tract of land in the Seventh Civil District of Davidson County, City of Forest Hills, Tennessee, being on Lot 2 of Westwood as recorded in Book 5050, page 5, and extending about 100feet easterly from an existing power line and being more fully described as follows:
Beginning at an iron pin at the southeast corner of Lot 1 on the said plan of Westwood also being a corner of Lot 2; thence with the line between Lots 1 and 2, N 50 deg. 37' 44" E, a distance of 150.86 feet to an iron pin; thence, North 23 deg. 55' 45" E, a distance of 55.72 feet to an iron pin; thence S 79 deg. 14' 36" E, a distance of 68.00 feet to a point; thence leaving said common line and severing Lot 2, S 20 deg. 51' 24" W, a distance of 191.76 feet to a point on the northerly margin of a 15.0 foot easement; thence with the northerly margin of said easement, N 71 deg. 48' 42" W, a distance of 145.00 feet to the point of beginning and containing 17,780 square feet or 0.41 acres.

(CONTINUED ON PAGE 2)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 355,000.00

Subscribed and sworn to before me, this the 1st day of February, 19 84

My commission expires 5-20-87 (Affix Seal)

Affiant John S. Ellis

Notary Public Judy A. Dobbs

This is (unimproved) (improved) property, known as 5350 Hillsboro Road (House Number) (Street) Nashville, TN 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 for the 1984 taxes which are prorated and assumed by the buyer.

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 1st *day of* February, 1984, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard H. Dean

H. Marcella Dean

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6225 PAGE 875

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Richard H. Dean and wife, H. Marcella Dean

the within named bargainor S., 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* 1st *day of* February *, 19* 84

Judy A Dobbs *Notary Public*

Commission expires 5-20-87

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 .....

Being the same property conveyed to Richard H. Dean and wife, H. Marcella Dean, by deed from Patty Hester Blevins and husband, James V. Blevins, of record in Book 5074, page 607, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot 48 and parts of Lots Nos. 49 and 55, Revised Plan of Westwood, of record in Book 5050, page 5, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

INCLUDED therein, but expressly EXCLUDED herein is the following perpetual easement granted to Richard H. Deand and wife, H. Marcella Dean, by deed of record in Book 5074, page 607, said Register's Office, described as: Together with a perpetual easement running to owners of Lot No. 1 and their successors in title, for the full, complete and quiet use and enjoyment of a certain tract more fully described as follows, subject to any restrictions as shown on Plat of record in Book 5050, page 5, said Register's Office; A tract of land in the 7th Civil District of Davidson County, Tennessee, City of Forest Hills, being on Lot 2 of Westwood as recorded in Book 5050, page 5, and extending about 100 feet easterly from an existing power line and being more fully described as follows: Beginning at an iron pin at the southeast corner of Lot 1 on the plan of Westwood also being a corner of Lot 2; thence with the line between Lots 1 and 2, north 50 deg. 37' 44" east, a distance of 150.86 feet to an iron pin; thence north 23 deg. 55' 45" east, a distance of 55.72 feet to an iorn pin, thence south 79 deg. 14' 36" east, a distance of 68 feet to a point; thence leaving said common line and severing Lot 2, south 20 deg. 51' 24" west, a distance

(Continued on Exhibit "A")

WARRANTY DEED

FROM
Richard H. Dean, etux

TO
John S. Ellis, etux

G-244601

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

EXHIBIT "A"
LEGAL DESCRIPTION
(Continued)

of 191.76 feet to a point on the northerly margin of a 15 foot easement; thence with the northerly margin of said easement, north 71 deg. 48' 42" west, a distance of 145 feet to the point of beginning.

Being the same property conveyed to Richard H. Dean and wife, H. Marcella Dean by deed from Patty Hester Blevins and husband, James V. Blevins, of record in Book 5601, page 366, Register's Office for said County.

This Conveyance is subject to the easement in favor of Mary R. Green as shown on plan of record in Book 5050, page 5, Register's Office for Davidson County, Tennessee.

101359
IDENTIF. REFERENCE
FEB 3 10 44 AM '84
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN
808 02/03 932.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6225 PAGE 877

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

355000.00- CAMT.
923.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 932.50-
0808A02/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 1 3 5 9

IDENTIF. REFERENCE

FEB 3 10 44 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 11090