This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

6402 826

RUSH

156260

IDENTIFICATION REFERENCE

Oct 12 3 54 PM '84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me this 10th day of October, 1984.

Notary Public

My commission expires: 7/10/87

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
David W. Ellis and wife Brenda M. Ellis 301-B Wellington Court Madison, Tennessee 37115	David W. Ellis and wife, Brenda M. Ellis 301-B Wellington Court Madison, Tennessee 37115	Map 51-11 Parcel 112

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES M. WEBB, SR. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said DAVID W. ELLIS and wife, BRENDA M. ELLIS (the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more fully described as follows, to-wit:

Unit 7-B, Wellington Square Condominiums, as established by Master Deed of record in Book 5620, Page 543, Register's Office for Davidson County, Tennessee, as provided by Tennessee Code Annotated, Section 64-27-101, et seq, and as shown on the plat of Wellington Square Condominiums, of record in Book 5200, Page 91, said Register's Office, to which reference is hereby made. Also included is an undivided one-half (1/2) interest in the limited common elements and a one-thirteenth (1/13) interest in the common elements, as shown on the subsequent plat of Lot No. 7 of Wellington Square, of record in Book 5190, Page 430, said Register's Office, as established by Amendment to Master Deed, of record in Book 5620, Page 579, said Register's Office, subject to all the terms, conditions and restrictions contained in the Master Deed, of record in Book 5620, Page 543, said Register's Office, and By-Laws of Wellington Square Homeowners Association, Inc., of record in Book 5620, Page 561, said Register's Office.

Being the same property conveyed to James M. Webb, Sr., by deed from Thomas E. Stewart and wife, Nancy G. Stewart, and Wallace R. Driver and wife, Lucille C. Driver, of record in Book 5623, Page 564, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1984, which have been prorated between the parties and which are assumed by the Grantee.

2. All terms, conditions and restrictions contained in the Master Deed and By-Laws of Wellington Square Homeowners Association, Inc., attached to the Master Deed of record in Book 5620, Page 543 through 578, Register's Office for Davidson County, Tennessee.

3. Easements and restrictions as set forth on the Plat of Wellington Square Condominiums, of record in Book 5200, Page 91, Register's Office for Davidson County, Tennessee, and Plat of Lot 7, of record in Book 5190, Page 430, said Register's Office.

4. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.

This is improved property known as Unit 7-B, Wellington Square, Nashville, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever.

And the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

The wife of Grantor, CYNTHIA A. WEBB, joins in this conveyance for the purpose of conveying to the Grantee any interest she has in the property, including but not limited to any marital interest, including any homestead rights or statutory rights to an elective share of her spouse's estate which might include the herein conveyed property.

WITNESS our hands, this the 1st day of October, 1984.

JAMES M. WEBB, SR.

CYNTHIA A. WEBB

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared JAMES M. WEBB, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this the 1st day of October, 1984.

Juanita L. Thomason
NOTARY PUBLIC

My commission expires:

July 27, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared CYNTHIA A. WEBB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknoweldged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this the 1st day of October, 1984.

Juanita L. Thomason
NOTARY PUBLIC

My commission expires:

July 27, 1988

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6402 PAGE 829

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
			125000.00-	CAMT.
			325.00	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	334.50-
8303A	10/12/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5626

IDENTIF. REFERENCE

OCT 12 3 54 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0076613