WARRANTY DEED

SEND TAX BILLS TO:

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY
MURFREE, COPE & MOORE, ATTORNEYS
MURFREESBORO, TENNESSEE
FROM INFORMATION FURNISHED BY THE PARTIES

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, WILLIAM D. ELLIS and wife, CARRIE L. ELLIS, and BRENDA J. TRIPP, an unmarried person, have this day bargained and sold and do hereby transfer and convey unto BRENDA J. TRIPP, an unmarried person, a one-half (½) undivided interest, and to MARY EDITH HENNESSEE, an unmarried person, a one-half (½) undivided interest, their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> BEING Lot No. 560 on the Map of Clover Hill, Section VIII, as of record in Book 2331, page 11, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 560 fronts 90 feet on the northerly side of Ironwood Drive, and extends back between lines, 238.8 feet on the westerly side and 150 feet on the easterly side, to a dead line in the rear, on which it measures 126 feet.
>
> BEING the same property conveyed to William D. Ellis and wife, Carrie L. Ellis, and Brenda J. Tripp, a widow, by deed from Paul C. Ray and wife, Miriam E. Ray, of record in Book 6467, page 127, in said Register's Office.
>
> THIS CONVEYANCE is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said BRENDA J. TRIPP and MARY EDITH HENNESSEE, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same and that the same is unencumbered, except the 1985 property taxes.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the grantors to the grantees upon delivery of this deed.

WITNESS OUR HANDS on this the 1st day of March, 1985.

William D. Ellis
WILLIAM D. ELLIS

Carrie L. Ellis
CARRIE L. ELLIS

Brenda J. Tripp
BRENDA J. TRIPP

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BOOK 6521 PAGE 640

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named, William D. Ellis and wife, Carrie L. Ellis and Brenda J. Tripp with whom I am personally acquainted, and who acknowledged that they executed the within instrument (DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 1st day of March, 1985.

Barry C. Thomas
NOTARY PUBLIC

My commission expires: 2/9/88

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 35,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Edith Monroe
AFFIANT

Sworn to and subscribed before me, this 1st day of March, 1985.

Barry C. Thomas
NOTARY PUBLIC

My commission expires: 2/9/88

I 9 2 6 8 7

IDENTIF. REFERENCE

MAR 29 9 32 AM '85

ELIA[illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6521 PAGE 641

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

36600.00- CAMT.
92.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 99.06-
3184A03/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 2 6 8 7

IDENTIF. REFERENCE

MAR 29 9 32 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120247