Ber 24

BOOK 6345 PAGE 692

Address New Owner:	Send Tax Bills to:	Map/Parcel
H. Richard Eller 1462 Doubletree Lane Nashville, TN 37217	Same	Map 149-3 Par 90 and 91

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, LAND INVESTMENT AND DEVELOPMENT CORPORATION, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said H. RICHARD ELLER, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 11 and 12 on the Plan of Edge-O-Lake Villa as of record in Book 5200, page 644, Register's Office for Davidson County, Tennessee, reference to which is here made for a more complete and accurate description of said property.

Being part of the same property conveyed to Land Investment and Development Corporation by deed from African Christian Schools Foundation of record in Book 6143, page 939, Register's Office for Davidson County, Tennessee, and re-recorded in Book 6213, page 401, said Register's Office.

This property is conveyed subject to Restrictive Covenants of record in Book 6275, Page 449, said Register's Office and the Plan of record in Plat Book 5200, Page 644, said Register's Office, to which reference is made and which contains certain setback lines and easements thereon and an Agreement to Maintain of record in Book 6149, page 138, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations. This instrument was prepared from information furnished by Houston T. Ezell.

This is um-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said H. RICHARD ELLER, his heirs and assigns forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 its hand on this the 1st day of April, 1985.

LAND INVESTMENT AND DEVELOPMENT CORPORATION

By: Houston T. Ezell
HOUSTON T. EZELL, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $26,400.00.

H. Richard Ellis
AFFIANT

Subscribed and sworn to before me on this the 1st day of April, 1985.

Cynthia W. O'Neal
NOTARY PUBLIC

My commission expires: 4/19/87.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public within and for the State and County aforesaid, personally appeared Houston T. Ezell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be President of LAND INVESTMENT AND DEVELOPMENT CORPORATION, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Houston T. Ezell as such President.

Witness my hand and official seal at office at Brentwood, Tennessee on this 1st day of April, 1985.

Mrs. Douglas L. Sanders
NOTARY PUBLIC

My commission expires: 7/21/85.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

IDENTIF. REFERENCE
MAY 1 9 52 AM '85
REGISTER
DAVIDSON COUNTY, TN
J 00817

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6545 PAGE 694

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

26400.00- CONT.
68.64 CSTAX
.50 PRFE
6.00 MORTG
CHECK 75.14-
3230A05/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 0 8 1 7

IDENTIF. REFERENCE

MAY 1 9 52 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 130036