File Box 43

BOOK 5563 PAGE 900

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,253.33

Sandra G. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 19 85.

Notary Public

MY COMMISSION EXPIRES: 4/20/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC., One Union Street, Nashville, TN 37219-0428
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Ellis et ux (NAME)	Fleet Real Estate Funding Corporation (NAME)	6DU 39950
5531 Wakefield Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box Drawer F-20 (STREET ADDRESS)	160-12 #105
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Florence, S. C. 29501 (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, WE, Donald E. Goad and wife, Sharon E. Goad

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Ellis and wife, Sandra G. Ellis

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:

LAND in Davidson County, Tennessee, BEING Lot No. 6 on the Plan of Granberry Heights, Section II, as of record in Book 4955, Page 2, said Register's Office, as follows:

BEGINNING at a point in the Northerly margin of Wakefield Drive, said point being the common corner of Lots 6 and 7; thence, with the line between said two lots, Northwardly 186.14 feet to a point; thence, westwardly 135.13 feet to the easterly margin of Hill Road; thence, with the easterly margin of said Hill Road, Southwardly 155 feet to the beginning of a curve; thence, around said curve which has a radius of 25 feet, to the left 39.27 feet to the Northerly margin of Wakefield Drive; thence, with the Northerly margin of said Wakefield Drive, Eastwardly 110 feet to the point of beginning.

BEING the same property conveyed to the Grantors herein, Donald E. Goad and wife, Sharon E. Goad, by deed from Merrill Lynch Relocation Management, Inc., a California corporation, of record in Book 5639, Page 901, Register's Office for Davidson County, Tennessee.

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

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory Note secured by a Deed of Trust of record in Book 5639, Page 904, said Register's Office, payable according to the terms and conditions therein.

This is unimproved ( ) improved (X) property, known as 5531 Wakefield Drive (House Number) (Street) Brentwood, Tennessee (P. O. Address) (City or Town) 37027 (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 our hands this 22nd day of May, 1985

x Donald E. Goad
Donald E. Goad

x Sharon E. Goad
Sharon E. Goad

STATE OF TENNESSEE
Davidson County

6563 901

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Goad and wife, Sharon E. Goad

the bargainors, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Office in Nashville, Tennessee, this 22nd day of May 1985

Commission expires 4/20/86

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
Donald E. Goad et ux

Sharon E. Goad

TO
William A. Ellis et ux

Sandra G. Ellis

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

J07144

IDENTIF. REFERENCE

MAY 23 1 27 PM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6563 PAGE 902

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
			105253.33- CAMT.	
			273.78 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	880.28-
0919A05/23/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J07-1-44

IDENTIF. REFERENCE T

MAY 23 1 27 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 137527