Prepared by: M. Wesley Hall, III
Attorney at Law
223 Madison Street, Suite 212
Madison, TN 37115

Mail

BOOK 6571 PAGE 71

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Ellison, Sr. Clister E. Hester (NAME) 3231 Masonwood Drive (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37207 (CITY) (P. O. ZONE) (STATE)	Shearson Lehman Mortgage Corp. (NAME) P.O. Box 1201 (STREET ADDRESS) San Bernardino, California 92402 (CITY) (ZONE) (STATE)	50-10 15 12DZ-33370

FOR AND IN CONSIDERATION of the sum of ----------.
Ten and No/100---------- *Dollars,*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance owing on a note in the original amount of $33,650.00 to Western Pacific Financial Corporation, secured by a Deed of Trust to Mickey Carroll, Trustee, of record in Book 5318, page 585, Register's Office for Davidson County, Tennessee,

We, Leland D. Watts and wife, Winnifred A. Watts,

have this day bargained and sold, and do hereby transfer and convey unto the said
James H. Ellison, Sr. and Clister E. Hester
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 779 on the Plan of Parkwood Estates, Section Four, as of record in Book 3300, page 79, Register's Office for said County.

Said Lot No. 779 fronts 74.52 feet on the northerly side of Masonwood Drive and runs back between lines, 140.96 feet on the easterly side and 140.28 feet on the westerly side, to a line in the rear, measuring 77.02 feet thereon.

Being the same property conveyed to Leland D. Watts, a married person, by deed from Patricia S. Dunn, a single person, of record in Book 6533, page 934, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $49,000.00
Subscribed and sworn to before me, this the 31st day of May 19 85
Affiant
My commission expires: April 20, 1986 (Affix Seal)
Notary Public

This is improved (X) unimproved ( ) property, known as 3231 Masonwood Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
James H. Ellison, Sr. and Clister E. Hester
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 as noted in the public records.
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.

Witness our *hand* s *this* 31st *day of* May *19* 85 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Leland D. Watts
LELAND D. WATTS

Winnifred A. Watts
WINNIFRED A. WATTS

CHECK
36/53 135.90-
3536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ...the undersigned.... *, a Notary Public in and for said County and State,* ....Leland D. Watts and wife, Winnifred A. Watts,.... *the within named bargainor . S... , with whom I am personally acquainted, and who acknowledged that* ....they.... *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at .....Madison..... *Tennessee, this* .....31st..... *day of* .....May....., *19*85.....

.....Susan S. Vitale..... *Notary Public*

Commission expires ..April 20, 1986.....

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 .....

WARRANTY DEED

FROM

LELAND D. WATTS

TO

JAMES H. ELLISON, SR.
AND CLISTER E. HESTER

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

FELIX Z. MILLSON, J.T. REGISTER
DAVIDSON COUNTY, TN
JUN 3 9 17 AM '85

IDENTIFICATION REFERENCE

3093

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

49000.00- CAMT.
127.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 133.90-
3536A06/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 9 3 0 3

IDENTIF. REFERENCE

JUN 3 9 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140076