mail BOOK 6609 PAGE 145

Send tax statements to:

Robert E. Ellis, et ux
~~5307 Wessex Avenue~~
~~Nashville,~~ TN
1409 Oakland Acres Drive, Madison, TN 37115
Map 162-5, Parcel 19

This instrument prepared by:
John T. Blankenship
Attorney at Law
3311 Gallatin Road
Nashville, TN 37216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, AUBREY L. HUNTER, Executor of the estate of Bertha Lou Schneider, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROBERT E. ELLIS and wife, EVELYN 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. 64 on the Plan of Southwood, of record in Book 2663, pages 125 and 126, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 64 fronts 88 feet on the west side of Wessex Drive and runs back 214.04 feet on the north line and 135 feet on the south line to a dead line in the rear on which it measures 109.51 feet.
>
> Being the same property conveyed to Bertha L. Schneider (Bertha L. Schneider and Bertha Lou Schneider being one and the same person) by Deed from George M. Johnson and wife, Lucile B. Johnson, of record in Book 4435, page 722, Register's Office for Davidson County, Tennessee, the said Bertha Lou Schneider having since died and by Will of record in Will Book 150, page 826, Probate Court for Davidson County, Tennessee, having authorized Aubrey L. Hunter as Executor to sell and convey any and all real property owned by said Bertha Lou Schneider.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said parcel of real estate, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the

8757 27.12 ISSUED CHECK

said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 16 day of July, 1985.

x Aubrey L. Hunter
AUBREY L. HUNTER, Executor for the
Estate of Bertha Lou Schneider

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey L. Hunter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of July, 1985.

John T. Blankenship
Notary Public

My commission expires: 2-14-89

JOHN T. BLANKENSHIP NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

A F F I D A V I T

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $48,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

x Evelyn S. Ellis
Affiant

Sworn to and subscribed before me, this 16 day of July, 1985.

John T. Blankenship
Notary Public

My commission expires: 2-14-89

JOHN T. BLANKENSHIP NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

J 2: 1: 5: 4: 9

IDENTIF. REFERENCE

JUL 17 4 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

48600.00- CAPT.
126.60 CSTAX
.50 PROB
6.00 MORTD
CHECK 132.60-
B737A07/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1: 5: 4 9

IDENTIF. REFERENCE T

JUL 17 4 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154915