BOOK 6711 PAGE 800

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

G249781 File Box #35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodney Lee Ellis	Mortgage Corporation of the South	
(NAME)	(NAME)	
8041 Arbor Drive	P.O. Box 10726	MAP 128-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Birmingham, Alabama 35202	PARCEL 145
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

cash in hand paid by Rodney Lee Ellis and wife, Connie Diane Ellis and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Rodney Lee Ellis and wife, Connie Diane Ellis have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $38,500.00 secured by deed of trust of record in Book 5082, page 835, Register's Office for Davidson, Tennessee.

Michael Ward, Jr., and wife, Martha J. Ward

have this day bargained and sold, and do hereby transfer and convey unto the said Rodney Lee Ellis, and wife, Connie Diane Ellis

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Harpeth Park, Section Three, of record in Book 4175, page 14, Register's Office for said County.

Said Lot No. 123 fronts 90 feet on the northerly margin of Arbor Drive and extends back 189.65 feet on the easterly line and 188.01 feet on the westerly line to a dead line in the rear measuring 90.06 feet thereon.

Being the same property conveyed to Michael Ward, Jr. and wife, Martha J. Ward, by deed from Kenneth M. Stedman and wife, Ruth P. Stedman of record in Book 5082, page 833, Register's Office of Davidson County, Tennessee.

FELIX Z. WILSON CLT REGISTER DAVIDSON COUNTY, TN
Nov 19 8 38 AM '85
IDENTIFICATION REFERENCE
53869

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 71,500.00

Subscribed and sworn to before me this the 15th *day of* November *19* 85

My commission expires: 4-20-86 *(Affix Seal)*

Affiant Rodney Lee Ellis

Cynthia B. Albrecht *Notary Public*

NOTARY PUBLIC • CYNTHIA B. ALBRECHT • STATE OF TENNESSEE • LARGE

unimproved ( )
This is improved (X) property, known as 8041 Arbor Drive, Nashville, Tennessee 37221
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees 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.

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.

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 our hands this 15th *day of* November *19* 85*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael Ward, Jr.

Michael Ward, Jr.

Martha J. Ward

Martha J. Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6711 PAGE 801

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Michael Ward, Jr. and wife, Martha J. Ward

the within named bargainor S, *with whom I am personally acquainted (or proved to me on 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 Nashville, *Tennessee, this* 15th *day of* November, *19* 85.

Cynthia B. Albrecht *Notary Public*

Commission expires 4-20-86

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 (or proved to me on the basis of satisfactory evidence), 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

Michael Ward, Jr. etux

TO

Rodney Lee Ellis etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6711 PAGE 802

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

71500.00- CAMT.
185.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 192.40-
7746A11/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 3 8 6 9

IDENTIFICATION REFERENCE

Nov 19 8 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192925