FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } BOOK 6714 PAGE 426

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,500.00

Fernando S. Garza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 1985

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

Box 10

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Fernando S. Garza (NAME)	Atlantic Coast Mortgage Company (NAME)	12W 07534
1103 57th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	3819 South George Mason Drive (STREET ADDRESS)	091-06-0
Nashville, TN 37209 (CITY) (STATE) (P O ZIP)	Baileys Crossroads, VA 22041 (CITY) (STATE) (ZIP)	174.00

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 Rodney Lee Ellis and wife, Connie Diane Ellis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fernando S. Garza

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. 3 on the plan of West Park Addition No. 2, of record in Book 2330, page 63, Register's Office for said County.

Said Lot No. 3 fronts 85.04 feet on the southeasterly margin of 57th Avenue North and extends back 101.7 feet on the northeasterly line and 133.7 feet on the southwesterly line to a dead line in the rear, measuring 88.2 feet thereon.

Being the same property conveyed to Rodney Lee Ellis and wife, Connie Diane Ellis by deed from Jesse H. Shaver, Jr. and wife, Jo Ann Shaver of record in Book 6228, page 372, Register's Office for Davidson County Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2483, page 629, said Register's Office, and to the matters set forth in the above referenced plan of record.

54822

IDENTIFICATION REFERENCE

NOV 21 12 28 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1103 57th Avenue North (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37209 (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 14th day of November, 1985

Rodney Lee Ellis

Connie Diane Ellis

Rodney Lee Ellis

Connie Diane Ellis

CB

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Rodney Lee Ellis and wife, Connie Diane Ellis

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 purpose therein contained.

WITNESS my hand, at office, this 14th day of November, 1985.

Patricia Spicer Carden

NOTARY PUBLIC

My commission expires:

7-18-87

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as

WITNESS my hand and seal, at office in, this day of, 19.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Rodney Lee Ellis and wife,

Connie Diane Ellis

TO

Fernando S. Garza

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6714 PAGE 428

FOR _____

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
			48500.00- CONT.	
			126.10 CSTAX	
			.50 PRFE	
			6.00 MORT	
			CHECK 132.60-	
			8865A11/21/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 8 2 2

IDENTIFICATION REFERENCE

Nov 21 12 40 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 194023