Box

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Ben C. Purnell
4028 Lake Parkway
Hermitage, TN. 37076

SEND TAX BILLS TO:
City Federal Savings and Loan Association
1141 East Jersey Street
Elizabeth, NJ 07201

MAP-PARCEL NUMBERS:
MAP 97-4
PARCEL 6
4D-5788

WARRANTY DEED

BOOK 6734 PAGE 209

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert J. Elliott and wife, Ruth L. Elliott hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ben C. Purnell and wife, Evelyn C. Purnell hereinafter called the Grantee, Grantee's 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. 30 on the plan of Section One Lake Park, of record in Book 4175, pages 134 and 135, Registers' Office for said County.

SAID Lot No. 30 fronts 125.00 feet on the northerly margin of Lake Parkway and extends back 169.08 feet on the easterly line and 169.22 feet on the westerly line to a dead line in the rear, measuring 125.00 feet thereon.

BEING the same property conveyed to Robert J. Elliott and wife, Ruth L. Elliott by deed from Kenneth P. Conroy, Jr., and wife, Yvette B. Conroy of record in Book 5228, page 957, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4429, page 577, and amended in Book 4516, page 751, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is being executed on behalf of Robert J. Elliott and wife, Ruth L. Elliott by Larry Swindle as their Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument.

This is (un)improved property, known as 4028 Lake Parkway, Hermitage, TN. 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 10th day of December, 1985.

Ruth L. Elliott
BY: Larry Swindle, Attorney in Fact

Robert J. Elliott
BY: Larry Swindle, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

BOOK 6734 PAGE 210

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 117,000.00.

Ben C. Purnell
Affiant

Subscribed and sworn to before me, this the 10th day of December, 1985.

_____
Notary Public

My Commission Expires: 10-24-88

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 Larry Swindle 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 on behalf of Robert J. Elliott and wife, Ruth L. Elliott as their Attorney in Fact as the free act and deed of the within named Robert J. Elliott and wife, Ruth L. Elliott.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of December, 1985.

_____
Notary Public

My Commission expires: 10-24-88

WARRANTY DEED

from:
Robert J. Elliott and wife, Ruth L. Elliott

to:
Ben C. Purnell and wife, Evelyn C. Purnell

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 24128

BOOK 6734 PAGE 211

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Larry Swindle

Sworn to and subscribed before me this 10th day of December, 1985.

Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6078

IDENTIFICATION REFERENCE

DEC 12 3 21 PM 1985

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 6734 PAGE 212

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

1170.00 D- CAPITL
304.20 CSTAX
.60 PRPE
5.00 MRT
CUSTX 312.80-
594BA12/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5078

IDENTIFICATION REFERENCE

Dec 12 3 31 PM '85

FELIX Z. WILSON
DAVIDSON

No. 200942