Prepared By: KING, BALLOW & LITTLE
24th Floor
First American Center
Nashville, TN 37238

BOOK 6774 PAGE 710

WARRANTY DEED

Mail

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Mr. and Mrs. Robert T. Ellis 3304 Nevada Avenue Nashville, Tennessee 37209	Same	92-13 362

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

JOHN L. DRIVER and wife, NANNIE D. DRIVER, have this day bargained and sold, and do hereby transfer and convey unto ROBERT T. ELLIS and wife, MARY E. ELLIS, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 97 and the easterly 15 feet of Lot No. 98 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.

Said Lot No. 97 and part of Lot No. 98 fronts together 64½ feet on the northerly side of Nevada Avenue and run back between lines 150 feet to an alley, measuring 65 feet thereon.

BEING the same property conveyed to JOHN L. DRIVER and wife, NANNIE D. DRIVER, by deed from GEORGE A. VANATTA and wife, of record in Book 4085, page 352, 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 $ 2.000.00 .

Mary E. Ellis
AFFIANT

Subscribed and sworn to before me

this 31 day of January, 1986.

NOTARY PUBLIC

My Commission Expires:

5-26-87

7.3151.

IDENTIFICATION REFERENCE

JAN 31 3 10 PM '86

FELIX Z. MILLS JR. REGISTER
DAVIDSON COUNTY, TENN.

This is un-improved property known as 3302 Nevada Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said 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, except as noted of record. BOOK 6774 PAGE 711

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 31 day of January, 1986.

JOHN L. DRIVER

NANNIE D. DRIVER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [signature], a Notary Public in and for said County and State, JOHN L. DRIVER and NANNIE D. DRIVER, the within named bargainors, 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, Davidson County, Tennessee, this 31 day of January, 1986.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires:

5-26-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6774 PAGE 712

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

20[illegible].00- CANT.
6.20 CSTAX
.50 [illegible]
6.00 MORT
CHECK 11.70-
1094A01/31/06 3:[illegible] .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3151.

IDENTIFICATION REFERENCE

JAN 31 3 10 PM '06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 215727

BUSINESS FORMS, INC
[illegible]