WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 14,000.00.

John Shiriram
Affiant

SWORN to and subscribed before me on this the 13th day of May, 1986.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: 1-7-88

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
John Shiriram	Same	
1254 Louisville Hwy		7-15
Goodlettsville Tenn. 37072		45

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **THOMAS E. ELLIS, SR. and wife, DELILA ELLIS,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **JOHN SHIRIRAM,** hereinafter called **GRANTEE,** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 10th Civil District of Davidson County, Tennessee, being Lot No. 119 on the Plan of Grizzard Manor, Section 5, as of record in Book 4675, Page 163, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.

BEING the same property conveyed to THOMAS E. ELLIS, SR. and wife, DELILA ELLIS by Deed from GOODLETTSVILLE DEVELOPMENT COMPANY GENERAL PARTNERSHIP of record in Book 6364, Page 202, Register's Office for Davidson County, TN.

AS PART OF THE CONSIDERATION FOR THIS CONVEYANCE, THE GRANTEES ASSUME AND AGREE TO PAY THE BALANCE OWING ON A NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF $8,000.00, PAYABLE TO GOODLETTSVILLE DEVELOPMENT COMPANY GENERAL PARTNERSHIP AND SECURED BY INSTRUMENT OF RECORD IN BOOK 6364, PAGE 202, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

This is improved/unimproved property known as Lot 119 Grizzard Manor, Goodlettsville.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 12th day of May, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas E. Ellis — Delila Ellis

THOMAS E. ELLIS — DELILA ELLIS

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, THOMAS E. ELLIS and wife, DELILA ELLIS, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 12th day of May, 1986.

J. K. Bostick
NOTARY PUBLIC

My Commission Expires: Jan. 25 1988

NOTARY PUBLIC AT LARGE

0 U 6 9 8

IDENTIFICATION REFERENCE

MAY 14 11 03 AM '86

FELIX E. DAVIDSON REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6856 PAGE 524

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

14005.00- CAMT.
36.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 42.90-
3962A05/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00698

IDENTIFI REFERENCE

MAY 14 11 03 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 247791