This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Walter G. Elam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 1986

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WARREN G. ELLIS, et ux (NAME)	CITYFED MORTGAGE COMPANY (NAME)	162-12
5300 Mill Creek Road (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road (STREET ADDRESS)	2
Antioch, Tennessee 37013 (CITY) (STATE) (P O ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	5DU 32600

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, CITYFED MORTGAGE COMPANY, NOW KNOWN AS: CITY FEDERAL SAVINGS BANK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WARREN G. ELLIS and wife, SYLVIA D. ELLIS

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:

Being Lot No. 4 on the Plan of Bell Trace, Section 1, of record in Book 5210, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to CityFed Mortgage Company by deed from Arnold M. Weiss, Substitute Trustee, of record in Book 6819, page 708, Register's Office for Davidson County, Tennessee.

28786

IDENTIFICATION REFERENCE

AUG 6 9 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FEDERAL SAVINGS BANK 1987

( ) unimproved
This is improved (X) property, known as 5300 Mill Creek Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (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 hand this 29th day of July, 19 86

CITY FEDERAL SAVINGS BANK F/K/A
CITYFED MORTGAGE COMPANY

BY: William F. Gallagan

William F. Gallagan, III Assistant Vice President

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STATE OF NEW JERSEY
COUNTY OF SOMERSET

Personally appeared before me, Marie B. Callahan, a Notary Public in and for said County and State, the within named William F. Gallagan, III

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SOMERSET, NEW JERSEY, Tennessee, this 29th day of July, 19 86.

Commission Expires 12/9/87, Notary Public.

Marie B. Callahan

STATE OF NEW JERSEY
SOMERSET County

Before me, Marie B. Callahan, a Notary Public within and for the State and County aforesaid, personally appeared William F. Gallagan, III and ____, with whom I am personally acquainted and who upon his oath / their several oaths acknowledged himself / themselves to be the Assistant Vice President ____ and ____ respectively of the City Federal Savings Bank the within named bargainor, a corporation, and that he / they as such Assistant Vice President and ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____ and attesting the same by the said ____ as such ____.

WITNESS my hand and official seal at office at Somerset, New Jersey, Tennessee on this the 29th day of July, 19 86

My commission expires 12/9/87

Marie B. Callahan
Notary Public

Marie B. Callahan

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

RECEIVED OF _____

FOR _____

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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
			59900.00 CAMT.	
			167.72 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 174.22	
			6795A0B/06/B0 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 8 7. 8 6

IDENTIFI REFERENCE

AUG 6 9 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 279952