file 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS:
PYLANT ELLIS & JUANITA ELLIS	THIRD NATIONAL MORTGAGE COMPANY	11D4140
(NAME)	(NAME)	
301 Due West Avenue	444 James Robertson Parkway	51-7-86
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Nashville, TN 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7012 PAGE 822

For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption and agreement to pay the indebtedness secured by a Deed of Trust in favor of Metropolitan Federal Savings And Loan Association of record in Book 6904, page 469 and Assigned in Book 6904, page 473, Register's Office for Davidson County, Tennessee; to which reference is hereby made for complete terms and conditions of said Deed of Trust;

WE, ROBERT V. OVERTON AND WIFE, REGINA M. OVERTON

have bargained and sold, and by these presents do transfer and convey unto the said PYLANT ELLIS AND WIFE, JUANITA ELLIS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Oakland Acres Subdivision as of record in Book 1424, page 53, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert V. Overton and wife, Regina C. Overton, and Robert W. Overton and wife, Merrill B. Overton, by deed from Clarence E. Elrod and wife, Carlene C. Elrod, of record in Book 4529, page 452, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 6904, page 466, said Register's Office, the said Robert W. Overton and wife, Merrill B. Overton conveyed their interest in subject property to Robert V. Overton and wife, Regina M. Overton.

54042

RECEIVED FOR RECORD
Oct 17 12 47 PM '86

unimproved ( )
This is improved (X) property, known as 301 Due West Avenue (House Number) (Street)
Madison, 37115
(P. O. Address) (City or Town) (Zip Code)

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.

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 13th day of October, 19 86.

Robert V. Overton — Regina M. Overton

ROBERT V. OVERTON — REGINA M. OVERTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT V. OVERTON AND WIFE, REGINA M. OVERTON

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

Witness my hand and official seal at Madison, Tennessee, this 13th day of October, 1986.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 64,439.15
This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me
this 13th day of October, 1986.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

WARRANTY DEED

FROM

ROBERT V. OVERTON AND WIFE,

REGINA M. OVERTON

TO

PYLANT ELLIS AND WIFE,

JUANITA ELLIS

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865 4730

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

RECEIVED OF _____

FOR _____ BOOK 7012 PAGE 824

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

64139.15- CASH
180.32 CHECK
.50 RECORDING FEE
6.00 MISC
CHECK 186.32-
5484187/7/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54042

IDENTIFICATION

Oct 17 12 47 PM '86

No. 01756