BOOK 7089 PAGE 614

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 86.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File 27

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bob Eller (NAME)	SAME (NAME)	104-16-0
1865 Edwards Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	382.00
Akron, Ohio 44306 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	22W 10415

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, Michael J. Lichtenstein and M. Mary Flanagan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bob Eller and Betty Eller

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 the westerly half of Lot No. 71 on the plan of Belmont Land Company's property called "Belmont Heights", as of record in Book 421, page 34, of the Register's Office for Davidson County, Tennessee. Said part of lot no. 71 fronts 50 feet on the northerly side of Elmwood Avenue and runs back between parallel lines, 188 feet to an alley.

Being the same property conveyed to Michael J. Lichtenstein and wife, M. Mary Flanagan by deed from Roy S. Nicks and wife, Barbara J. Nicks of record in Book 5584, Page 988, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

78496

IDENTIFICATION REFERENCE

DEC 31 1 41 PM '86

CECIL W. ... REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 510 Elmwood Drive, Nashville, TN 37212
(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 their hands this 29th day of December, 19 86

Michael J. Lichtenstein

M. Mary Flanagan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Michael J. Lichtenstein and wife, M. Mary Flanagan

the bargainors, 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 Nashville, Tennessee, this 29th day of December 19 86

Commission expires 10-1-87

M. Eddie [illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Michael J. Lichtenstein and wife,

M. Mary Flanagan

TO

Bob Eller and wife, Betty Eller

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

5940 . 00 CONT.
16 .32 STAX
.50 PRFEE
6.00 MOSTX
CHECK 172.82
3052A12/31/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78496

IDENTIFICATION REFERENCE

Dec 31 1 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29019