BOOK 7113 PAGE 720 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Joe W. Ellen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January 19 87

Notary Public

MY COMMISSION EXPIRES: 5/2/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe W. Ellen (NAME)	MLA, Inc. (Mortgagee) (NAME)	MAP 117-7
3409 Benham Avenue (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Highway (STREET ADDRESS)	PAR. 82
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	Southfield, MI. 48075 (CITY) (STATE) (ZIP)	16DA 01845

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, Marta C. Brown, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe W. Ellen and wife, Susan C. Ellen , as tenants by the entirety.

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 southerly one-half of Lot 189, north part of Noel's Subdivision of Watkins Grove of record in Book 547, Page 156, Register's Office, Davidson County, Tennessee and being further described according to a survey made by John Kohl dated January 2, 1987 as follows:

SAID part of lot fronts 100 feet on the westerly side of Benham Street and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Marta C. Brown, unmarried by deed from Luis P. DeZayas and wife, Rose Sotolongo DeZayas of record in Book 6899, Page 940, Register's Office, Davidson County, Tennessee.

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

85900

IDENTIFI REFERENCE

JAN 21 3 26 PM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 3409 Benham Avenue, Nashville, TN. 37215
(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 my hand this 20th day of January , 19 87

Marta C. Brown
Marta C. Brown

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 Marta C. Brown, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of January 1987

Commission expires 5/13/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared

and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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
Marta C. Brown

TO
Joe W. Ellen
Susan C. Ellen

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85900

IDENTIFICATION REFERENCE

JAN 21 3 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.37169