BOOK 7469 PAGE 852

SEND TAX BILLS TO:

Mr. Shannon R Ellis
635 Larchwood Drive
Nashville, Tennessee
37214

ADDRESS OF NEW OWNER(S):

Mr. Shannon R Ellis
635 Larchwood Drive
Nashville, Tennessee 37214

THIS INSTRUMENT PREPARED BY:
RODNEY V. AHLES, P.C.
ATTORNEY AT LAW
225 EAST MARKET STREET
LEBANON, TENNESSEE 37087

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

x Shannon R. Ellis
Affiant

Subscribed and sworn to before me this the 1st day of Dec 19 97

Rodney V. Ahles
Notary Public
My Comm. Exp. 6-26-

MAP: 97-9, GR: —, PAR: 14.00

IMPROVED: Y, UNIMPROVED: ____

RODNEY V. AHLES NOTARY PUBLIC WILSON CO. TENN. MY COMM. EXP. 6-26-

D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, ROBERT EUGENE ELLIS and wife, HANNAH G. ELLIS, have this day bargained and sold, and by these presents do hereby transfer and convey unto SHANNON R. ELLIS, her heirs and assigns, all of our right, title, and interest in and to the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situate and lying in the County of Davidson, and State of Tennessee, and being more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being lot NO. 26, Hickory Bend, Section 7, as of record in Book 3600, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot NO. 26 fronts 65 feet on the southeasterly side of Larchwood Drive and runs back 100 feet on the northeasterly side and 152.6 feet on the southwesterly side to a broken line at the rear, measuring 85 feet thereon.

12/16/97 0101 03CHECK 149.5

Being the same property conveyed to Robert Eugene Ellis and wife, Hannah G. Ellis, by deed of Thurman Home Building Corporation, dated April 19, 1968, and of record in Book 4231, Page 302, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said Grantee herein, her heirs and assigns, forever, in fee simple.

WE COVENANT with the said Grantee herein, that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to make this conveyance; that the said property is free, clear, and unencumbered, except as herein shown; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 1988 shall be paid by the Grantee herein. The real property taxes for all prior years shall be paid by the Grantors herein.

RESTRICTIONS: This conveyance is made subject to the restriction of record in Book 3642, Page 478, Register's Office for Davidson County, Tennessee, with particular reference to NO. 17, and any and all other restrictions as may be shown of record in the Register's Office for Davidson County, Tennessee.

SET BACK LINES, EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to an owner's certificate, a 30 foot minimum building set back line from Larchwood Drive, a 10 foot easement for public utility purposes along the broken rear line of said lot, and any and all other easements and rights of way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee.

POSSESSION: Possession with deed.

WITNESS OUR HANDS on this the 11th day of February, 1988.

ROBERT EUGENE ELLIS

Hannah G. Ellis
HANNAH G. ELLIS

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STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, ROBERT EUGENE ELLIS and wife, HANNAH G. ELLIS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 1st day of February, 1988.

My Commission Expires: 6 16 91

NOTARY PUBLIC

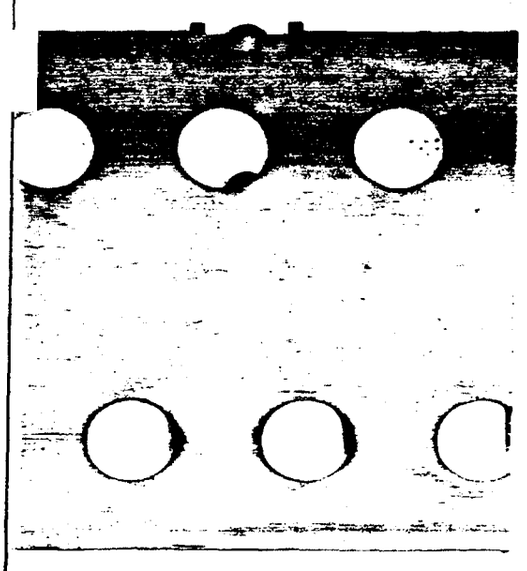
JOEY V. AHLES NOTARY PUBLIC AT LARGE ILLINOIS

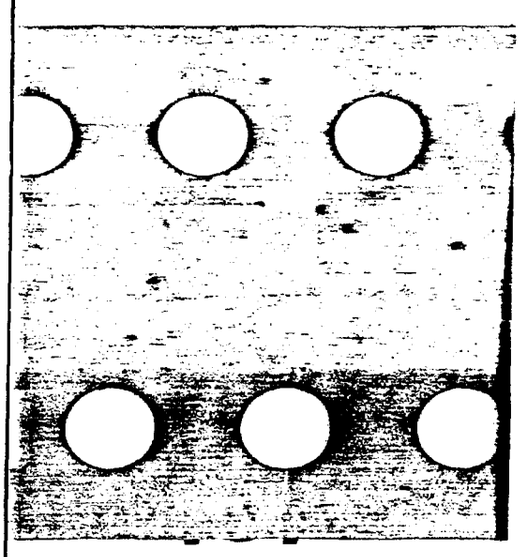
IDENTIFICATION REFERENCE

FEB 16 2 28 PM '88

DAVIDSON COUNTY, TN

05096





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	50000.00
CON TX	140.00
PRFEE	0.50
WDEED	9.00
TOTAL	149.50
CHECK	149.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/12/88 01 14:32 0001 7021

0 5 0 9 6.

IDENTIFICATION REFERENCE

FEB 16 2 28 PM '88

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 61812