4742

Filed 14 BOOK 7508 PAGE 984

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF April 1988

Notary Public

MY COMMISSION EXPIRES: [redacted]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Hawkins, III, Trustee (NAME)	Same (NAME)	P/O 60-11.00
401 Union St. 12th Flr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13DA-18730
Nashville TN 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Edward Ellis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Hawkins, III, Trustee

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 a parcel of land lying in Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron corner common with Area 1 in the south line of George J. Rhea, said pin being located as follows: southerly, 1640 feet, more or less, from the intersection of the west right-of-way line of Brick Church Pike and the south right-of-way line of Ewing Drive along the west of right-of-way line of Brick Church Pike to an iron pin, the common corner of Rhea and Ellis; thence with the north line of Ellis, a common line with Rhea, the following bearings and distances; thence North 89 degrees 14' 15" West, 191.93 feet to an iron pin; thence North 87 degrees 08' 19" West, 72.58 feet to the point of beginning; thence with a severance line across Ellis, South 01 degrees 43' 16" West, 207.49 feet to an iron pin corner common with Area 1 in the north line of Brick Church Business Center; thence with the north line of Brick Church Business Center, North 88 degrees 05' 19" West, 134.97 feet to an iron pin corner common with Brick Church Business Center; thence with the east line of Brick Church Business Center, North 01 degrees 43' 16" East, 209.73 feet to an iron pin corner common with Brick Church Business Center in the South line of Rhea; thence with the South line of Rhea, South 87 degrees 08' 19" East, 135.00 feet to the point of beginning, and containing 28,157 square feet, (0.65 acre, more or less).

Being part of the same property conveyed to Edward Ellis and wife, Audrey Ellis by deed from John Hulan and wife, Bertha Hulan as of record in Book 1305, page 82, said Register's Office. The said Audrey Ellis having since died, the property is vested in Edward Ellis, as surviving tenant by the entirety.

This is (unimproved (X)) (improved ( )) property, known as _____ (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 his hand this 5th day of April, 19 88

Edward Ellis

Edward Ellis

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Edward Ellis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5 day of April, 1988.

Susan Calvert
Notary Public

My Commission expires: 7/17/88

NOTARY PUBLIC AT LARGE

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_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____ _____

WARRANTY DEED

FROM
Edward Ellis, unmarried

TO
Charles W. Hawkins, III, Trustee

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

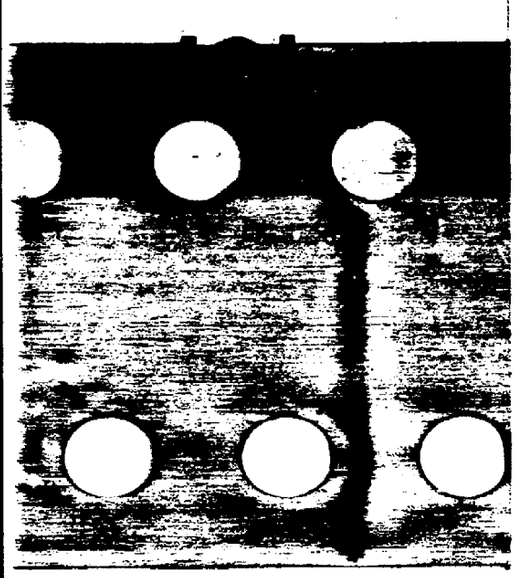
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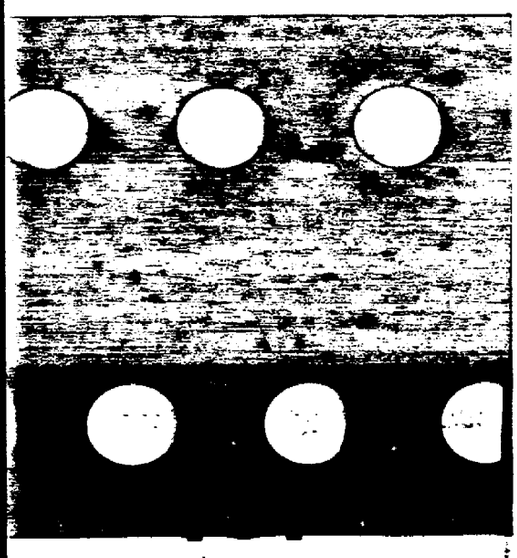
IDENTIFICATION REFERENCE

APR 5 3 00 PM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

1481 04/05 0101 03CHECK 14.50





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	10000.00
CON TX	28.00
PRFEE	0.50
WDEED	6.00
TOTAL	34.50
CHECK	34.50

04/05/88 01 14:04 0001 1481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18859

IDENTIFICATION REFERENCE

APR 5 3 00 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77678