STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 170,500.00 .

Affiant

BOOK 7633 PAGE 616

This Instrument Prepared By:
John M. Jordan, Attorney at Law
One Maryland Farms, Suite 103
Brentwood, Tennessee 37027

Subscribed and sworn to before me, this the 12TH day of AUGUST, 1988.

Notary Public
My Commission Expires:
5-13-89

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: 1409 Calloway Court
Nashville, Tennessee 37221

SEND TAX BILLS TO: SAME

SECURITY FEDERAL SAVINGS & LOAN ASSOC/NASHVILLE
4235 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

MAP-PARCEL NUMBERS: 155 - 118

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE CLYDE E. CUMBIE, JR., D/B/A CUMBIE BROTHERS, INC., AND WIFE, PAM CUMBIE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LUCIUS F. ELLSWORTH AND WIFE, BETTY MCPEAK ELLSWORTH, 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:

LAND in Davidson County, Tennessee, being Lot No. 118 on the plan of Poplar Creek Estates, Phase 2, recorded in Book 6900, at pages 339 et. seq., in the Register's Office for said County.

Being the same property conveyed to Clyde E. Cumbie, Jr., d/b/a Cumbie Brothers, Inc., by deed of record in Book 7417, page 613, in said Register's Office.

THIS conveyance is made subject to (a) restrictive covenants and other matters recorded in Book 6474 at page 346, Book 6486 at page 567, Book 6662 at page 433, and Book 6987 at page 966, all in said Register's Office, (b) the Storm Water Detention Agreement recorded in Book 7099 at page 299 in said Register's Office and (c) the matters shown on said plan.

This is unimproved ( ) improved (X) property, known as 1409 Calloway Court, Nashville, Tennessee 37221.

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 repre-

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

sentatives 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 the day shown.

August ____, 1988

Clyde E. Cumbie, Jr. d/b/a
Cumbie Brothers, Inc.

August 5, 1988

Pam Cumbie
Pam Cumbie

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pam Cumbie the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Dallas, Texas, this 5th day of August, 1988.

Notary Public

My Commission Expires: 6/30/92

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde Cumbie, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 1988.

Notary Public

My Commission Expires: 5-13-89

(SEAL)

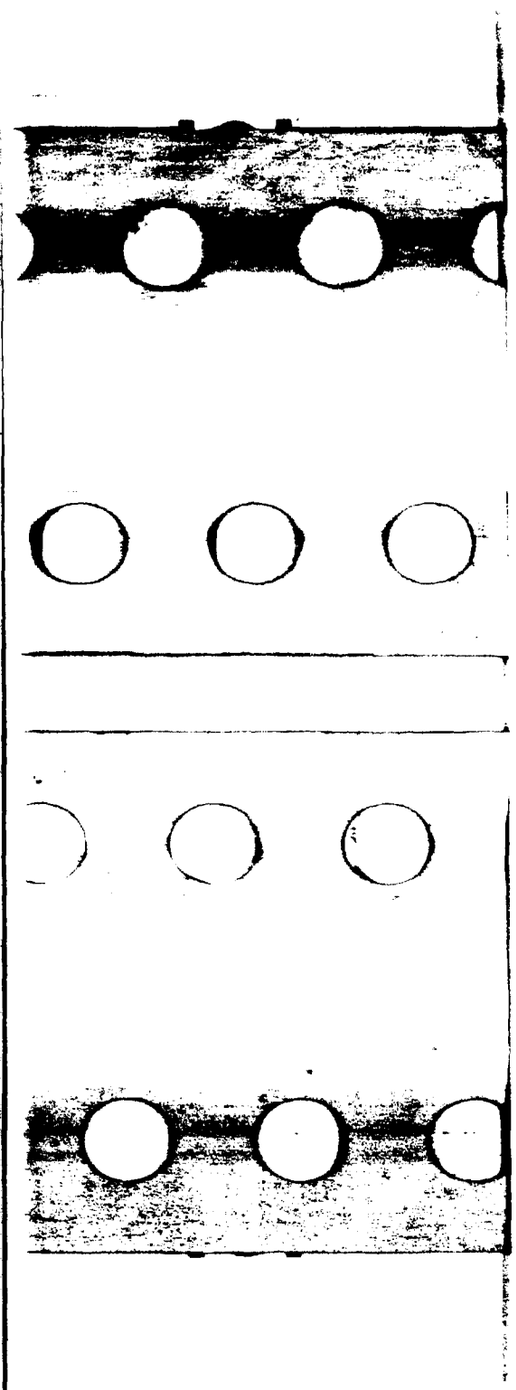
9899 08/23 0101 03CHECK 569.15

6.1126.

IDENTIFICATION REFERENCE

Aug 23 10 33 AM '88

PAT M.Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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
MD - 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 170500.00
CON TX 562.65
PRFEE 0.50
WDEED 6.00
TOTAL 569.15
CHECK 569.15

08/23/88 01 10:35 0001 9899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.1126

IDENTIFICATION REFERENCE

Aug 23 10 33 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126422