BOOK [illegible] PAGE [illegible] FILE [illegible]

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 1989

Notary Public

MY COMMISSION EXPIRES: November 24, 1990

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.

TAX BILLS TO OWNER P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
John Ellis	NONE	133-6-216
(NAME)	(NAME)	
3723 Nolensville Pike		6DA-36697
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211		
(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, Bobby G. Lawson and Clell W. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Ellis and Brenda S. Standifer, joint tenants with right of survivorship

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 and being part of the John R. Ozier, 121.97 acre tract in the 6th Civil District of said County, and being designated as Tract "E" on a survey made by James L. Murphy, Jr., and Company, dated March 13, 1964, as follows:

Beginning at a point in the westerly margin of Nolensville Pike 980.21 feet southeast of the property conveyed to Cherokee Life Property, by deed in Book 3399, Page 107, and at the corner of Tracts "D" and "E"; thence with said Pike, south 25 degrees 11' East 100 feet to a point; thence leaving said pike, south 64 degrees 49' West 250 feet to a point; thence north 25 degrees 11' West 100 feet to the southwest corner of Tract "D"; thence with the line between Tracts "E" and "D", north 64 degrees 49' East 250 feet to the point of beginning.

Being the same property conveyed to Bobby G. Lawson and Clell W. Smith by deed from Donald R. Langdon and wife, Pearl R. Langdon of record in Book 6925, Page 627 and being the same property conveyed to Donald R. Langdon and wife, Pearl R. Langdon by deed from Albert B. Maloney and wife Ethel L. Maloney, of record in Book 6646, Page 527, Register's Office for Davidson County, Tennessee.

Subject to an easement for sewer of record in Book 3867, Page 582; sixty-foot minimum building setback line as established in Book 3706, Page 259; said Register's Office.

unimproved ( ) This is improved (XX) property, known as 3723 Nolensville Pike, Nashville, TN 37211
(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 our hands this day of , 19

Bobby G. Lawson

Clell W. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby G. Lawson with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the maker or a constituent of the maker and he is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 31st day of March, 1989.

Notary Public Michael J. Bates

My commission expires: 11/24/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clell W. Smith with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand at office in Brentwood, Tennessee, this 31st day of March, 1989.

My Commission Expires:
11/24/90

Notary Public

20977

DEED

FROM
Bobby G. Lawson and Clell W. Smith

TO
John Ellis

IDENTIFICATION

MAR 31 2 35 PM '89

FILED & RECORDED
DAVIDSON COUNTY, TN

1112 03/31 0101 03CHECK 679.70

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

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	
				204000.00
			CON TX	673.20
			PRFEE	0.50
			MTGFEE	6.00
			TOTAL	679.70
			CHECK	679.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20977

TENNESSEE REFERENCE

MAR 31 2 35 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

03/31/89 01 14:36 0001 1112

No. 195577