BOOK 7867 PAGE 922

File Box #24

FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Paul S. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES: 7-[illegible]-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: (Mortgagee)	MAP-PARCEL NUMBERS
Paul S. Ellis (NAME)	First American National Bank (NAME)	150-9
2633 Forest View Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	40
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37237 (CITY) (STATE) (ZIP)	02D 52855

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, Douglas A. Dukes and wife, Cheryl A. Dukes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul S. Ellis and wife, Patricia M. Ellis, 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 Lot No. 166 on the Plan of Forest View Park, Section One, of record in Book 3700, Pages 109 & 110, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Douglas A. Dukes and wife, Cheryl A. Dukes by deed from Kenneth E. Delp and wife, Sharon M. Delp, of record in Book 7615, Page 254, Register's Office, Davidson County, Tennessee.

Larry Swindle executed this instrument on behalf of Douglas A. Dukes and Cheryl A. Dukes pursuant to a Power of Attorney which is being placed of record currently herewith.

This conveyance is subject to restrictions of record in Book 4115, Page 674, said Register's Office.

This conveyance is subject to a public utility and drainage easement and minimum building setback lines, of record in Book 3700, Pages 109 & 110, Register's Office, Davidson County, Tennessee.

42263

JUN 19 3 07 PM '89

6366 06/19 0101 03CHECK 268.85

This is unimproved (X) / improved ( ) property, known as 2633 Forest View Drive, (House Number) (Street) Antioch, TN. 37013 (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 15th day of June, 19 89

Douglas A. Dukes
By: Larry Swindle
Larry Swindle, Attorney-in-Fact

Cheryl A. Dukes
By: Larry Swindle
Larry Swindle, Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / 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
Douglas A. Dukes

Cheryl A. Dukes

TO
Paul S. Ellis

Patricia M. Ellis

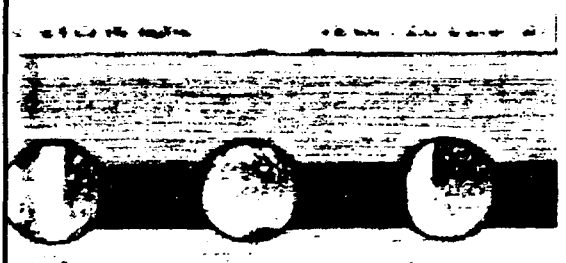
title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

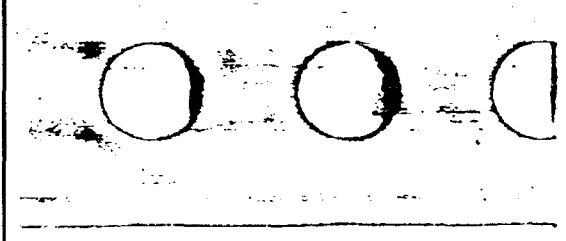
STATE OF TENNESSEE
COUNTY OF DAVIDSON

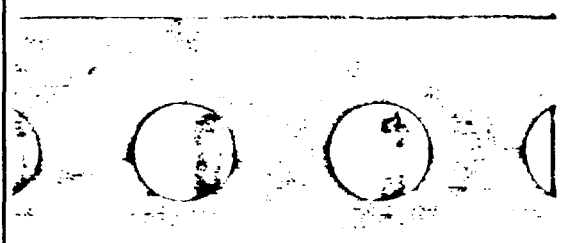
Personally appeared before me, Larry Swindle, Attorney-in-Fact for Douglas A. Dukes and wife, Cheryl A. Dukes with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and 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, this 15th day of June, 1989.

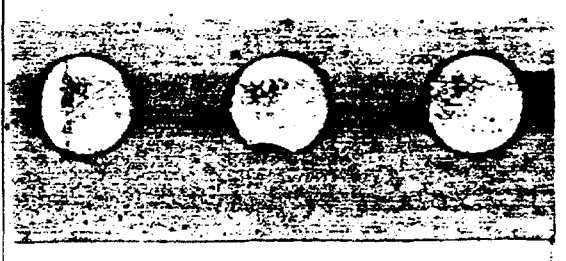
My Commission Expires: 7-9-89

Notary Public









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 79500.00
				CON TX 262.35
				PRFEE 0.50
				WDEED 6.00
				TOTAL 268.85
				CHECK 268.85

06/19/89 01 15:10 0001 6366

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

422663

IDENTIFICATION

JUN 19 3 07 PM '89

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

No. 220679