FILE BOX 3

BOOK 7993 PAGE 22

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,500.00

H. Victor Ellis Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 89

Notary Public

MY COMMISSION EXPIRES: 2-23-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Victor Ellis, Jr. (NAME)	Sovran Mortgage Corporation (NAME)	MAP 43-11
1019 North Dupont Avenue (ADDRESS)	Post Office Box 121999 (ADDRESS)	PARCEL 196
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37212-1999 (CITY) (STATE) (ZIP)	11D-93140

FOR AND 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, Jim Sweeney Construction, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. Victor Ellis, Jr. and Leigh Ann Petty, both unmarried

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. 2 on the Plan of Archwood Annex of record in Plat Book 6200, page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Jim Sweeney Construction, Inc. by deed from James S. Sweeney, Jr. and wife, Patricia M. Sweeney of record in Book 7673, page 288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Plat Book 6200, page 66 Register's Office for said County.

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
Nov 29 8 25 AM '89
IDENTIF. REFERENCE
85123

unimproved ( )
This is improved (X) property, known as 1019 North Dupont Avenue, Madison, Tennessee 37115
(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 my hand this 22nd day of November, 19 89

Jim Sweeney Construction, Inc.
By: James S. Sweeney, Jr., President

BOOK 7993 PAGE 23

STATE OF TENNESSEE
COUNTY OF

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 or proved to me on the basis of satisfactory evidence, 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
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James S. Sweeney, Jr. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Jim Sweeney Construction, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James S. Sweeney, Jr. as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 22nd day of November 19 89.

My commission expires 7-13-91

Judy Bissell
Notary Public

WARRANTY DEED

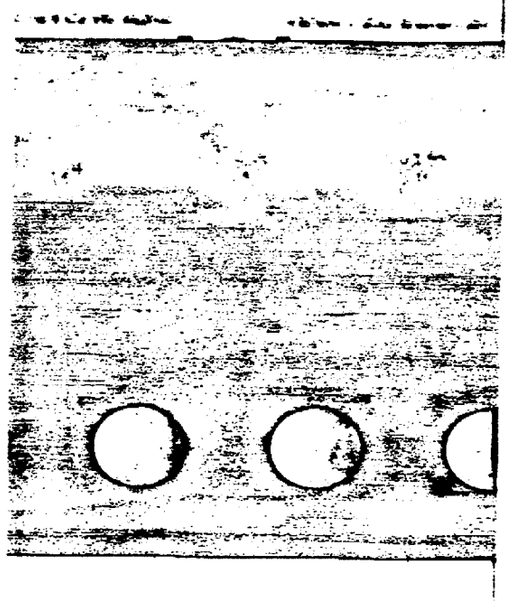
FROM
Jim Sweeney Construction, Inc.

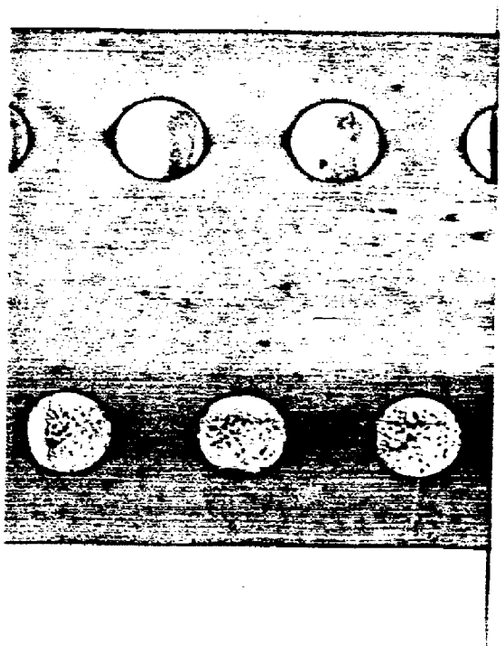
TO
H. Victor Ellis, Jr. and Leigh Ann Patty

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

8055 11/29 0101 03CHECK 157.15





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7993 PAGE 24

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 45500.00
CON TX 150.15
PRFEE 1.00
WDEED 6.00
TOTAL 157.15
CHECK 157.15

11/29/89 01 08:24 0001 8055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8511237

IDENTIFICATION REFERENCE

Nov 29 8 26 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 270845