This Instrument Prepared By:

Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

BOOK 8163 PAGE 888

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip W. Ellenburg	First Tennessee Bank	117-160-0198.00
(NAME)	(NAME)	
1110 Maplehurst Avenue	P. O. Box 1000, Dept. 47	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204	Memphis, TN 38148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by Phillip W. Ellenburg and wife, Leigh D. Ellenburg and Patty L. Dugger and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Ruth Adair Sanders, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Phillip W. Ellenburg and wife, Leigh D. Ellenburg and Patty L. Dugger

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being all of lot number 12, and the easterly 27 feet of lot number 11, on the Map of S. F. & C. D. Morrow's Subdivision of lots 38, 39, and part of 37 in McNairy's Subdivision, as of record in Book No. 332, page 86, Register's Office for Davidson County, Tennessee. Said lot number 12 and the easterly 27 feet of lot number 11 in said Plan together front 77 feet on the northerly side of an unnamed road, as shown in said Plan of said Subdivision (said road now being called Maplehurst), and run back northwardly, between parallel lines, 204.5 feet, more or less, to the center of an alley in the rear of said lots; and being a portion or part of the same property conveyed to the undersigned, Arree (Finely) Youree, By deed of J. R. Jones and wife, Lucy Jones, dated July 8, 1937, recorded in Book 1038, page 256, R.O.D.C., Tenn.

Being the same property conveyed to Ruth Adair Sanders of record in Will Book 169, page 453, Register's Office for Davidson County, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 120,000.00

Subscribed and sworn to before me this the 30th *day of* July *19*90

Affiant Leigh D. Ellenburg

My Commission expires: 5/19/91 *(Affix Seal)*

Notary Public Judy A. Lehman

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved(X) unimproved( ) property, known as 1110 Maplehurst Avenue Nashville, TN 37204
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 30th *day of* July *, 19* 90 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

~~Ruth Adair Sanders~~

Ruth Adair Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 8163 PAGE 889

Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* Ruth Adair Sanders

the within named bargainor (s), *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 Brentwood, *Tennessee, this* 30th *day of* July, *19* 90

Judy A. Lehman
Notary Public

Commission expires 5/19/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____
Notary Public

Commission expires _____

45590

IDENTIFICATION

JUL 31 1 35 PM '90

FEE $ 10.00 TAX 0.00 MTG TAX 0.00 TRANS 0.00 REG 0.00

WARRANTY DEED

FROM

Ruth Adair Sanders

TO

Phillip W. Ellenburg and wife, Leigh D. Ellenburg and Patty L. Dugger

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8163 PAGE 890

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 120000.00
				CON TX 396.00
				PRFEE 1.00
				MTEED 6.00
				TOTAL 403.00
				CHECK 403.00
07/31/90	01			13:37 0001 5140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45590.

IDENTIFICATION REFERENCE

JUL 31 1 35 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 341908