BOOK 8331 PAGE 374

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 19 91

Notary Public

MY COMMISSION EXPIRES: 3/27/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
William R. & Helon C. Eller	Same	Map 105-11
(NAME)	(NAME)	
1813 Stewart Place		Par. 72
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37203		06DA-21600
(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. Earliene Patricia Richey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Eller and wife, Helon C. Eller, 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. 40 on the Plat of Hamilton's Subdivision of Lot No. 15 and re-subdivision of parts of Lots Nos. 11, 12, and 13 of the Horton property, of record in Book 974, page 91, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of Stewart Place, at the corner of Lots Nos. 39 and 40; thence with the westerly margin of said Place, southwardly 50 feet to the beginning of a curve; thence around said curve in a southwesterly direction, to the northerly margin of Wedgewood Avenue; thence with said Avenue, westwardly 133 feet; thence northwardly 54 feet to the corner of Lots 39 and 40; thence with the line between said two lots, eastwardly 150 feet to the beginning.

BEING the same property conveyed to Earliene Patricia Richey by Quitclaim Deed from Novella Gibbs, a widow, of record in Book 7894, page 351, Register's Office for Davidson County, Tennessee.

07083 IDENTIF. REFERENCE APR 16 1 48 PM '91 DAVIDSON COUNTY TN.

5378 04/16 0101 03CHECK 98.41

Taxes for 1991 have been pro-rated and assumed by Grantee(s).

unimproved ( )
This is improved (X) property, known as 1813 Stewart Place (House Number) (Street) Nashville, TN. 37203 (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 Whereever 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 12th. day of April, 19 91

Earliene Patricia Richey
Earliene Patricia Richey

STATE OF TENNESSEE)
Davidson COUNTY)

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Personally appeared before me, Earliene Patricia Richey
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s_he__ executed the within instrument for the purposes therein contained. Witness my hand, at office, this 12th. day of April 19 91.

My Commission Expires 3/27/93 Patricia E. Clark
Notary Public

STATE OF TENNESSEE)
_____ COUNTY)

(AFFIX SEAL)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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" or "president" or "general partner")

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 _____ day of _____ 19_____.

My Commission Expires _____ _____
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

Earliene Patricia Richey

TO

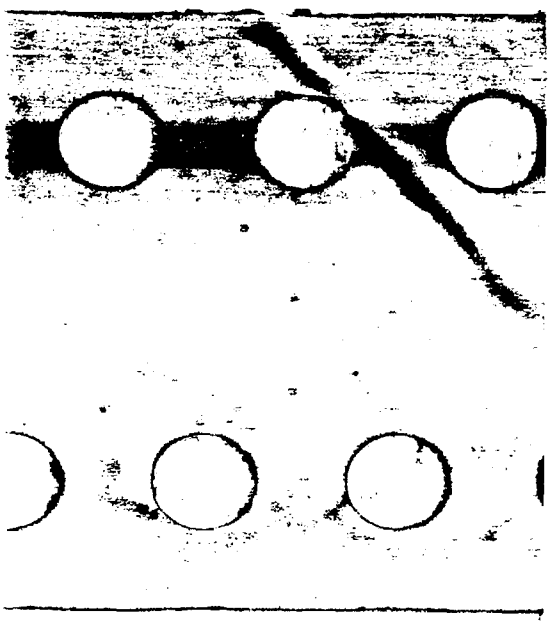
William R. Eller and wife,

Helon C. Eller

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679



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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 27750.00
CON TX 91.41
PRFEE 1.00
WDEED 6.00
TOTAL 98.41
CHECK 98.41

04/16/91 01 13:48 0001 5378

07083

IDENTIF. REFERENCE

APR 16 1 48 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 413426