File Box 38 File 10062

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 8361 PAGE 212

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Ste 220
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| SCOTT M. ELLIS (NAME) | CAVALRY BANKING, A FEDERAL (NAME) | Map 132-5 |
| 4321 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER) | 114 West College Street (STREET ADDRESS) | Parcel 61 |
| Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP) | Murfreesboro, TN 37130 (CITY) (STATE) (ZIP) | F.B. #16DA16066 |

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, RAYMOND H. EAVES, JR., EXECUTOR, ~~DEVISEE~~ UNDER THE LAST WILL AND TESTAMENT OF MELBA BRALY MORTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT M. ELLIS AND WIFE, SANDRA H. ELLIS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, being Lot No. 19 on the Plan of Glendale Park Section 1, as of record in Plat Book 1130, page 45, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to H. K. Morton and wife, Melba B. Morton by deed from George W. Bates and wife, Frances M. Bates of record in Book 2928, page 121, said Register's Office. H. K. Morton has since died. Melba B. Morton has subsequently died and devised said property to Raymond H. Eaves, Jr., as Trustee by Will of record in Will Book 170, page 324, Probate Court for Davidson County, Tennessee. The said Melba Braly Morton and Melba B. Morton being one and the same person.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 4100, page 323; and (3) All matters appearing on the Plan of record in Plat Book 1130, page 45, said Register's Office.

1 7 6 8 6

PRINT IT REFERENCE

MAY 29 10 13 AM '91

unimproved ( )
This is improved (XX) property, known as 4321 Lealand Lane, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of May, 1991.

Raymond H. Eaves, Jr. Executor

RAYMOND H. EAVES, JR.
Executor, ~~DEVISEE~~ under the Last
Will and Testament of Melba Braly Morton

STATE OF TENNESSEE
COUNTY OF Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND H. EAVES, JR., EXECUTOR, ~~DEVISEE~~ UNDER THE LAST WILL AND TESTAMENT OF MELBA BRALY MORTON with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of May 19 91.

My commission expires 1/22/95 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____

STATE OF TENNESSEE )
COUNTY OF Davidson County )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 1991.

MY COMMISSION EXPIRES 1/22/95 Notary Public
(AFFIX SEAL)

**WARRANTY DEED**

FROM

RAYMOND H. EAVES, JR., ~~EXECUTOR, DEVISEE UNDER THE~~

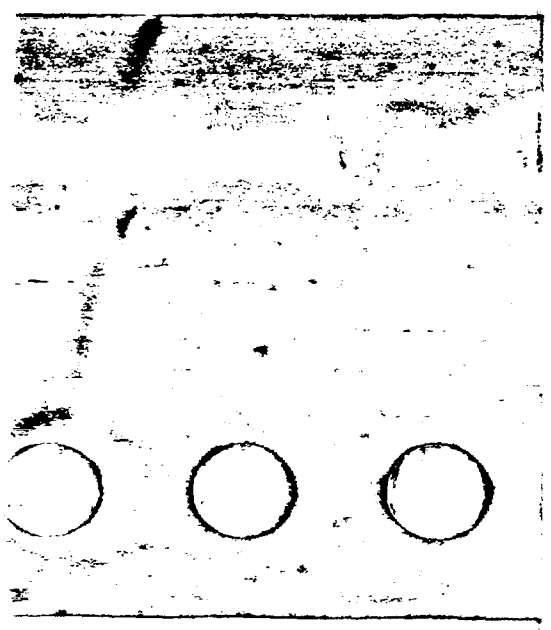
TO

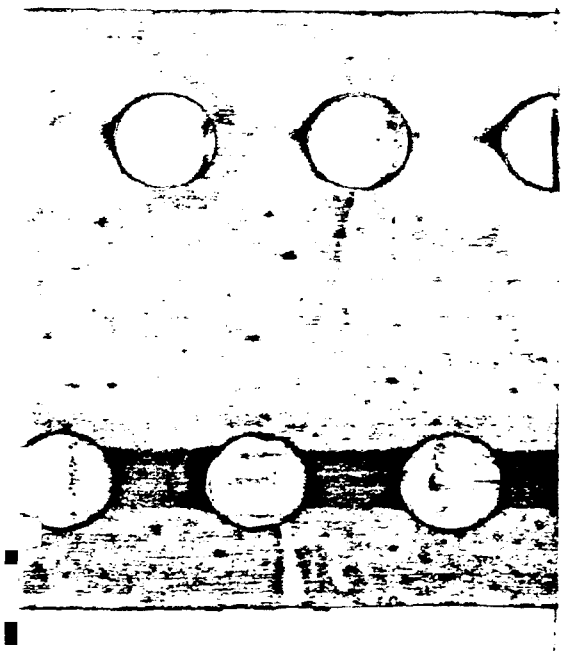
SCOTT M. ELLIS AND WIFE, SANDRA H. ~~ELLIS~~

6058 05/29 0101 03CHECK 353.17

PLEASE RETURN TO:

**First Title & Escrow Company, Inc.**
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





**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 104950.00
CON TX 346.17
PRFEE 1.00
~~MTGFEE 6.00~~
~~TOTAL 353.17~~
CHECK 353.17

05/29/91 01 10:14 0001 6058

17.6.86

IDENTIFICATION REFERENCE

May 29 10 13 AM '91

No. 425615