B4123

File No: _____

Address New Owner:	Send Tax Bills To:	Map/Parcel
Robert E. Ellis	Same Mortgagee	Map 73-1
P.O. Box 383	_____	Par 208
Pleasant View, TN 37146	_____	

WARRANTY DEED

FOR AND IN CONSIDERATION 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, ROBERT L. ARMSTRONG and wife, BETTY A. ARMSTRONG, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto ROBERT E. ELLIS, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Moss Rose Heights, Sections 3 and 4, as of record in Book 1835, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING THE SAME property conveyed to Robert L. Armstrong and wife, Betty A. Armstrong, by deed from W. R. Gleason, Jr. and wife, Mallie A. Gleason of record in Book 5886, Page 751, said Register's Office.

THIS PROPERTY is conveyed subject to all matters shown on the Plat of record in Book 1835, Page 103, said Register's Office; Deed of Trust of record in Book 8190, Page 159, said Register's Office; and to all applicable local government planning, building and zoning regulations.

IT IS AGREED and understood that the above-named Grantee assumes and agrees to pay the remaining unpaid balance of a deed of trust of record in Book 8190, Page 159, said Register's Office.

THIS IS improved property known as 4012 Ivy Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT E. ELLIS, his heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 on this 5th day of June, 1991.

Robert L. Armstrong
ROBERT L. ARMSTRONG

Betty A. Armstrong
BETTY A. ARMSTRONG

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $ 74071.00.

AFFIANT

Sworn to and subscribed before me this 5th day of June, 1991.

Sandy M. Wilson
NOTARY PUBLIC

My commission expires: 2-14-93.

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Armstrong and wife, Betty A. Armstrong, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pleasant View Tennessee, this 5th day of June, 1991.

Sandy M. Wilson
NOTARY PUBLIC

My commission expires: 2-14-93.

Prepared By:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

21142

JUN 11 8 56 AM '91

2584 06/11 0101 03CHECK 251.53



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8371 PAGE 126

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 74071.00
CON TX 244.53
PRFEE 11.00
ERR: CO
PRFEE 11.00-
PRFEE 1.00
WDEED 6.00
TOTAL 251.53
CHECK 251.53

06/11/91 01 08:56 0001 2584

21142

IDENTIFICATION

JUN 11 8 56 AM '91

No. 429641