FORM NO. WD-1

BOOK 8409 PAGE 901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Karen S. VonMann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July, 19 91

Notary Public

MY COMMISSION EXPIRES: 3-3-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Karen S. VonMann (NAME)	BARCLAYSAMERICAN/Mortgage Corp. (NAME)	73-1-208
4012 Ivy Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 31728 (STREET ADDRESS)	15DZ-37255
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Charlotte, NC 28231 (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, WE Robert E. Ellis, joined by his spouse, Judith Ann Ellis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen S. VonMann

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. 38 on the plan of Moss Rose Heights, Section 3 and 4, as of record at Book 1835, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to Robert E. Ellis by deed from Robert L. Armstrong and wife as of record at Book 8371, page 124, said Register's Office.

This conveyance is subject to 1991 property taxes, which have been prorated this date and the grantee assumes in full and to the limitations shown on said plan at Book 1835, page 103, said Register's Office.

The said Judith Ann Ellis, spouse of said Robert E. Ellis, joins here in for the sole and express purpose of conveying any and all right, title and interest she has or may have in the above described property by virtue of her marital status with said grantor.

IMproved
unimproved ( )
This is improved (x) property, known as 4012 Ivy Dr., Nashville, TN 37216
(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 our hand s this 31st day of July, 19 91

Robert E. Ellis

Judith Ann Ellis

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Robert E. Ellis and wife, Judith Ann Ellis

the bargainor s, 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 Nashville, Tennessee, this 31st day of July, 19 91

Notary Public

Commission Expires 3-3-92

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Robert E. Ellis

TO
Karen S. VonMann

AO 107090
ATTORNEYS TITLE™
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

35286

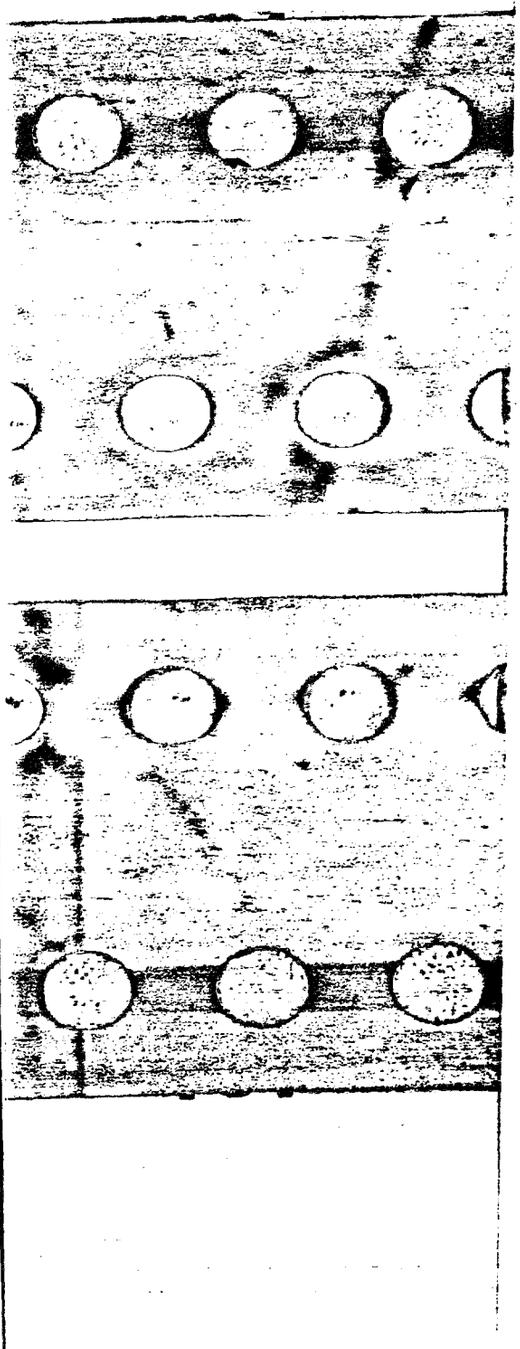
IDENTIFICATION REFERENCE

Jul 31 3 46 PM '91

FELIX Z WILSON TT REGISTER
DAVIDSON COUNTY, TN

DP-WARD

9856 07/31 0101 03CHECK 277.10



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

CAMT 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 6.00
~~CASH~~ ~~277.10~~
CHECK 277.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/31/91 01 15:47 0001 6856

35286.

IDENTIFICATION REFERENCE

Jul 31 3 46 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 445801