BOOK 8419 PAGE 753

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 1991
Notary Public
MY COMMISSION EXPIRES: 5/22/93
(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 Steven Eugene Ellis and Julie Lynne Ellis (NAME) 790 Fitzpatrick Road (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES Troy & Nichols, Inc. (NAME) P. O. Box 4025 (STREET ADDRESS) Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	MAP PARCEL NUMBERS Map 96-16 Par. 161

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, Michael R. Hassell and wife, Melanie B. Hassell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Eugene Ellis and wife, Julie Lynne Ellis

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 267-A, Zone Lot Division of Lots 260, 261, 262, 263, 264, 265 and 267, Larchwood, Section 3, of record in Book 5200, page 540 and as amended in Book 6250, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Michael R. Hassell and wife, Melanie B. Hassell by deed from Ronald G. Grizzard and wife, Debra Grizzard of record in Book 6420, page 291, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Troy & Nichols, Inc. of record in Book 7109, page 68, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

THIS conveyance subject to Restrictive Covenants of record in Book 6076, page 69; Book 6122, page 482; and such easements and setback lines of record in Plat Book 6250, page 40, said Register's Office.

38880

AUG 13 2 45 PM '91

unimproved ( )
This is improved (X) property, known as 790 Fitzpatrick Road Nashville, TN 37214
(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 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 our hand s this 1st day of August, 19 91

Michael R. Hassell

Melanie B. Hassell

STATE OF TENNESSEE)
Davidson COUNTY)

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Personally appeared before me, Michael R. Hassell and Melanie B. Hassell
(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 t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 1st day of August 1991.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

___ STATE OF TENNESSEE)
_____ COUNTY)

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

Michael R. Hassell and wife,
Melanie B. Hassell

TO

Steven Eugene Ellis and wife,

Julie Lynne Ellis

This form compliments of:

title escrow, inc.

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

228.53 RECEIVED 01 AUG 17 AM 8:

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
MG MORTGAGE	REL RELEASE	CO TX STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CONT 39900.00
				CON TX 221.63
				PRFEE 1.00
				MISCED 6.00
				TOTAL 228.63
				CHECK 228.63
			08/13/91	14:47 0001 3332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

388880

REGISTER'S OFFICE

AUG 13 2 45 PM '91

No. 449884