Box 1

BOOK 8464 PAGE 726

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 19 91

Notary Public

MY COMMISSION EXPIRES: October 9, 1993

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
James A. Ellis	Owner	135-00-0
(NAME)	(NAME)	
2044 Smith Springs Road		160.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217		
(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, WE, Glenn W. Thornton and wife, Margie B. Thornton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Ellis, unmarried

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION INCORPORATED HEREIN BY REFERENCE.

Being the same property conveyed to Glenn W. Thornton and wife, Margie B. Thornton by deed of record in Book 8438, Page 306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

5460 8

FILED FOR RECORD Oct 16 2 29 PM '91

3204 10/16 0101 03CHECK 139.50

unimproved (XX)
This is improved (XX) property, known as 2044 Smith Springs Road, Nashville, TN 37217
(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 11th day of October, 19 91

Glenn W. Thornton

Margie B. Thornton

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn W. Thornton and wife, Margie B. Thornton

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 Antioch, Tennessee, this 11th day of October, 19 91.

Notary Public

Commission Expires October 9, 1995

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
Glenn W. Thornton and wife, Margie B. Thornton

TO
James A. Ellis, unmarried

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

Beginning at an iron pin on the northerly margin of Smith Springs Road 310 feet east of the easterly margin of Reynolds Road; thence with the northerly margin of Smith Springs Road, north 89 degrees east 150 feet to an iron pin; thence north 5 degree 34 minutes east 273 feet to an iron pin; thence south 76 degrees 15 minutes west 158.75 feet to an iron pin; thence south 5 degrees 34 minutes west 237.6 feet to the beginning. All according to a survey made by D. Boner, surveyor, dated September 2, 1946.

Included in the above description, but expresses excluded therefrom is the following conveyed to the Metropolitan Government on November 1, 1990 and more particularly described as follows:

Beginning at a point on the existing north right-of-way line of Smith Springs Road at the common line of Bettie Jean Merritt, et al, said point being 16.5' north of the center line and survey station 7+43 and proceeding as follows:

1. Northwardly with a common line of Merritt and Walden 8.5' to a point that is 25' north of the centerline, thence

2. With a line that is 25' north of and parallel with the centerline of Smith Springs Road S 82 degrees 30' 38 " E 149 feet to the common line of Walden and Grover N. Lesley; thence,

3. Southwardly with a common line of Walden and Lesley 8.5' to the existing north right-of-way line of Smith Springs Road thence,

4. With said line N 82 degrees 30' 38" W, 150' to the point of beginning and containing 1,270 square feet or 0.03 acres, more or less.

Also included in the above description is the temporary construction easement conveyed to the Metropolitan Government which temporary construction easement is more particularly described as follows:

Beginning at a point of the line between Merrit and Buford Walden that is 25 feet north of centerline station 7+43 of Smith Springs Road; thence,

1. Northwardly, with said common line 10 feet; thence

2. Eastwardly, with a line 35 feet north of and parallel to the centerline of Smith Springs Road 103 feet to a point that is 35 feet left of centerline station 8+45; thence,

3. Northwardly, perpendicular to the centerline 10 feet; thence,

4. Eastwardly, with a line 45 feet north of and parallel to the centerline 45 feet to a point on he common line of Buford Walden and Grover N. Lesley; thence,

5. Southwardly, with said common line 20 feet to a point that is 25 feet left of centerline station 8+93; thence,

6. Westwardly, with the new northerly right-of-way line of Smith Springs Road a distance of 149 feet to the point of beginning and containing 0.05 acres, more or less.

Said temporary construction easement to be abandoned upon completion of construction.

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 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

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 9.00
TOTAL 139.50
CHECK 139.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4 6.0 8

IDENTIFICATION

OCT 16 2 29 PM '91

10/16/91 01 14:32 0001 3204

No. 467966