BOOK 8468 PAGE 113

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

DONALD L. ELLIS ET UX
333 HICKORY STREET
MADISON, TN 37115

MAP/PARCEL NUMBER:

4 1" 10/22 0101 03CHECK 182.05

MAP 043-13-0
PARCEL 331.00

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,500.00, THIS 21ST DAY OF OCTOBER, 1991.

Donald L. Ellis

AFFIANT

Subscribed and sworn to me, this the 21ST day of OCTOBER, 1991.

Notary Public
My commission expires: 5-17-92

5592 1"

IDENTIFICATION

OCT 22 9 45 AM '91

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, DAVID M. EDGIN ET UX, MARY E. EDGIN, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said DONALD L. ELLIS ET UX, ALLIE G. ELLIS, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 333 HICKORY STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 21ST day of OCTOBER, 1991.

David M. Edgin
DAVID M. EDGIN

Mary E. Edgin
MARY E. EDGIN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID M. EDGIN ET UX, MARY E. EDGIN, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 21ST day of OCTOBER, 1991.

Denise C. Allen
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 19, Block "E", on the map of Crittenden Estates, of record in Book 974, page 69, Register's Office for said County, to which record reference is hereby made for a more complete description.

Said Lot No. 19 fronts 50 feet on the northerly side of Hickory (formerly Oak) Street and extends back 124.9 feet on the westerly line to a line in the rear, measuring 50 feet thereon.

Being the same property conveyed to David M. Edgin et ux, Mary E. Edgin, by Warranty Deed from Robert L. Daniel, Josephine Daniel Johnson and Katherine Daniel Leegon, being all of the heirs at law of Eva Mae Daniel, deceased, of record in Book 8420, page 91, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

2. Plan of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, a 30-foot minimum building setback line from Hickory (formerly Oak) and a 10-foot easement for public utility/drainage purposes along the rear line.

[redacted]

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 46500.00
CON TX 172.05
PRFEE 1.00
WDEED 9.00
TOTAL 182.05
CHECK 182.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/22/91 01 09:47 0001 4710

5.5.92 I.

IDENTIFT REFFERENCE

OCT 22 9 45 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY

No. 469447