FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,963.14

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 19 91

Notary Public

MY COMMISSION EXPIRES: October 9, 1995

(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
Terron D. Mercer (NAME)	BancBoston Mortgage Corporation (NAME)	150-09-0
2633 Forest View Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 44090 (STREET ADDRESS)	40.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Jacksonville, Florida 32231 (CITY) (STATE) (ZIP)	02DX 05359

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, Paul S. Ellis and wife, Patricia M. Ellis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terron D. Mercer and wife, Yvette J. Mercer

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:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Forest View Park, Section One, of record in Plat Book 3700, Pages 109 & 110, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Paul S. Ellis and wife, Patricia M. Ellis by deed of record in Book 7867, Page 922, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to First American National Bank of record in Book 7867, Page 925, and assigned to BancBoston Mortgage Corporation said Register's Office with a present unpaid balance of approximately $75,963.14, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.
The grantee futher assumes the obligation of the grantor and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.
This instrument is executed on behalf of Patricia M. Ellis by Paul S. Ellis as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 8506, Page 295, in the Register's Office for Davidson County, Tennessee.

This is {unimproved / improved (X)} property, known as 2633 Forest View Drive, Antioch, TN 37013
(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 hands this 18th day of November, 19 91

Paul S. Ellis

Patricia M. Ellis
By: Paul S. Ellis, Attorney-in-fact

STATE OF TENNESSEE
Davidson County
XXXXXX
At Large

BOOK 8596 PAGE 297

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul S. Ellis

the bargainor, 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.

Witness my hand and official seal at Antioch, Tennessee, this 18th day of November, 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
Paul S. Ellis and wife, Patricia M. Ellis

TO
Terron D. Mercer and wife, Yvette J. Mercer

6.8.8.4.6

IDENTIFICATION REFERENCE

DEC 11 2 50 PM '91

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

STATE OF TENNESSEE
COUNTY OF AT LARGE

1754 12/11 0101 03CHECK 317.80

On this 18th day of November, 1991, before me personally appeared Paul S. Ellis, the person who executed the foregoing instrument on behalf of Patricia M. Ellis and acknowledged that he executed the same as the free act and deed of the said Patricia M. Ellis through Power of Attorney granted him by the said Patricia M. Ellis.

10-9-95
Commission Expires:

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8566 PAGE 298

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 83963.14
CON TX 310.80
PRFEE 1.00
WDEED 6.00
TOTAL 317.80
CHECK 317.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/11/71 01 14:52 0001 1754

6.8.8.4.6.

IDENTIFICATION REFERENCE

DEC 11 2 50 PM '91

No. 484293