WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 8726 PAGE 660

Gerald G. Patterson, Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CLAUDIA A. ELLIS (NAME)	FIRST TENNESSEE BANK (NAME)	Map 83-7
2104 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1000, Dept. 47 (STREET ADDRESS)	Parcel 283
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38148 (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, DEKALB COUNTY BANK & TRUST COMPANY, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAUDIA A. ELLIS AND BARBARA E. ROLAND, BOTH UNMARRIED, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being marked "Cooper" and shown on the plan of Rolling Acres Subdivision, as of record in Book 1130, page 34, Register's Office for said County, on the south side of Eastland Avenue opposite Powers Avenue and described as follows:

Beginning on the southerly margin of Eastland Avenue, formerly Vaughn Pike, 1573 feet westerly from the center of Riverside Drive, or Boulevard, and 407 feet east of the northwest corner of a tract of 105 acres known as the Maney Tract conveyed to G.N. Tillman and wife, by the Nashville Trust Company, in 1897, by deed of record in Book 207, page 108 Register's Office for said County, being also the northeast corner of a lot conveyed by G.N. Tillman and wife, to Geo. M. Thomas of record in Book 655, page 144, said Register's Office; running thence eastwardly with the southerly margin of said Eastland Avenue 100 feet; thence southwardly parallel to the east line of the said lot of Geo. M. Thomas, 200 feet to an alley; thence westwardly parallel with the said Eastland Avenue 100 feet to Thomas' east line; thence northwardly with the said last named line 200 feet to the beginning.

Being the same property conveyed to Dekalb County Bank & Trust Company by deed from Sam J. McAllester, III, Substitute Trustee of record in Book 8496, page 822, said Register's Office.

This conveyance is subject to 1992 taxes, which have been prorated and will be paid by the Grantee herein.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

SEP 10 10 11 AM '92
W. A. WILKINSON REGISTER DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

44727.

unimproved ( )
This is improved (XX) property, known as 2104 Eastland Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of September, 1992.

DEKALB COUNTY BANK & TRUST COMPANY
By: Tom Miller
TOM MILLER, SR. VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

TOM MILLER

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sr. Vice President of DEKALB COUNTY BANK & TRUST COMPANY,* 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.* a Tennessee corporation

Witness my hand at Office, this 8th day of September, 19 92

My commission expires March 25, 1995 Notary Public _____

5462 09/10 0101 03CHECK 273.18

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,375.00

Claudia A. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 19 92.

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM DEKALB COUNTY BANK & TRUST COMPANY

TO CLAUDIA A. ELLIS AND BARBARA E. ROLAND, BOTH UNMARRIED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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 71375.00
CON TX 264.18
PRFEE 1.00
WDEED 8.00
TOTAL 273.18
CHECK 273.18

09/10/92 01 10:12 0001 5462

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44727

IDENTIFI REFERENCE

SEP 10 10 11 AM '92

A. A. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 569127