BOOK 8735 PAGE 174

47.70 b.

3956 09 22 1:31 038-EDA 397.50

IDENTIFICATION REFERENCE

SEP 22 1 45 PM '92

DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

: Address New Owner(s)	:Send Tax Bills To	:Map-Parcel Number(s)
: Robert E. Ellis	Fairfield Financial of TN	Map 156-2
: 768 Harpeth Bend Drive	50 Century Blvd., #450	
: Nashville, TN 37221	Nashville, TN 37214	Parcel 59
:		
:		
:		

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIVE THOUSAND AND 00/100THS DOLLARS ($105,000.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, EROL KAYA BAYCORA, UNMARRIED, (Grantor), has this day bargained and sold and hereby transfers and conveys to ROBERT E. ELLIS AND WIFE, JUDITH A. ELLIS, (Grantee), certain real property in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 370 on the Plan of Harpeth Valley Park, Section 3, as of record in Book 4175, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

BEING the same property conveyed to Erol Kaya by deed from Phillip W. McLarty and wife, Donna G. McLarty, of record in Book 7835, page 948, Register's Office for Davidson County, Tennessee. The said Erol Kaya having since changed his name to Erol Kaya Baycora.

This conveyance is subject to taxes for the year 1992 and subsequent years and that certain Deed of Trust in the original principle amount of $109,200.00 as of record in Book 7835, page 951, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the foregoing, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns, forever.

This is improved property known as 768 Harpeth Bend Drive, Nashville, TN 37221.

Grantor covenants and binds itself and its successors and representatives to warranty specially and defend forever the title to said property to Grantee and its successors and assigns against the lawful claims of all persons claiming through and under Grantor (excluding those arising out of matters expressly set forth therein), but not further or otherwise.

Without limiting the foregoing, Grantor by its execution hereof and Grantee by its acceptance hereof acknowledge and agree that the consideration paid for this conveyance is net of all and all taxes, assessments, liens, charges and other expenses relating to this property other than property taxes for 1991 and prior years, which have been or will be paid by Grantor; accordingly, such items have not been prorated and this conveyance is subject to all such items in their entirety.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed on this 1st day of July, 1992.

Erol Kaya Baycora

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Erol Kaya Baycora, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of July, 1992.

Notary Public

My commission expires: 4/30/96

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this transfer or value of property (whichever is greater) is **$105,000.00.**

Affiant

Subscribed and sworn to before me, this 1ST day of JULY, 1992.

Notary Public

My commission expires: 4/30/96

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

THIS INSTRUMENT PREPARED BY:

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	VALU'ATION	TAX AND FEES	TOTAL PAID

CAMT
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

09/22/92 01 13:46 0001 8858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47706

IDENTIFICATION REFERENCE

SEP 22 1 45 PM '92

F. Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 572479