THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert E. Ellis, et ux 1409 Oakland Acres Dr. Madison, Tn. 37115	Same as New Owner	Map 34-7 Parcel 49 10D 43405

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CARLYLE D. APPLE, Executor and Trustee of the Estate of William Arthur Clogston, deceased, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto ROBERT E. ELLIS and wife, EVELYN S. ELLIS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 180 on the Plan of Sec. V., Shepherd Hills, as of record in Book 2854, page 119, Register's Office for said County.
>
> Said Lot No. 180 fronts 155 feet on the southeasterly side of East Hill Drive, and runs back 300 feet on the northeasterly line and 189.4 feet on the southwesterly line, to a dead line in the rear, which is a broken line, measuring 213.6 feet.
>
> BEING the same property conveyed to William A. Clogston, et ux, Julia P. Clogston by deed of record in Book 3997, page 786, Register's Office for Davidson County, Tennessee. The said Julia P. Clogston died intestate approximately 11 years ago at which time the property became vested in William A. Clogston in fee simple. William A. Clogston died testate on August 31, 1992. His Last Will and Testament was filed for probate in the Probate Court for Davidson County, Tennessee on September 10, 1992 in ***The Matter of the Estate of William Arthur Clogston, deceased,*** Docket No. 99825. The undersigned, Carlyle D. Apple, was appointed Executor under the said Will and Trustee for the Trust created by the said Will with the power to sell the said property pursuant to the provisions of T.C.A. §35-50-110.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> This is improved property known as 2105 East Hill Drive, Madison, Tennessee 37115.

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 the GRANTOR, does covenant with the said GRANTEES, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien and which have been prorated between the parties and will be paid in full by the Escrow Closing Attorney at the time of the closing.

2. Subject to the Plan of record in Book 2854, page 119, said Register's Office, which shows an owner's certificate, a 100-foot minimum building setback line from East Hill Drive, a 10-foot easement for public utility purposes along the rear line of said lot and a 2.5 x 30-foot utility anchor easement located on the northeasterly corner of said lot.

And the GRANTOR does further covenant and bind himself, his successors, assigns or 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.

WITNESS our hands on this the 8th day of December, 1992.

"GRANTOR" "GRANTEE"

Carlyle D. Apple Executor
CARLYLE D. APPLE, Executor and Trustee of the Estate of William Arthur Clogston

Robert E. Ellis
ROBERT E. ELLIS

Evelyn S. Ellis
EVELYN S. ELLIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLYLE D. APPLE, Executor and Trustee of the Estate of William Arthur Clogston, deceased 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 the 8th day of December, 1992.

Notary C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. ELLIS and wife, EVELYN S. ELLIS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 8th day of December, 1992.

Notary C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Robert E. Ellis
Affiant

Sworn to and subscribed before me, this the 8th day of December, 1992.

Notary C. Davidson
NOTARY PUBLIC

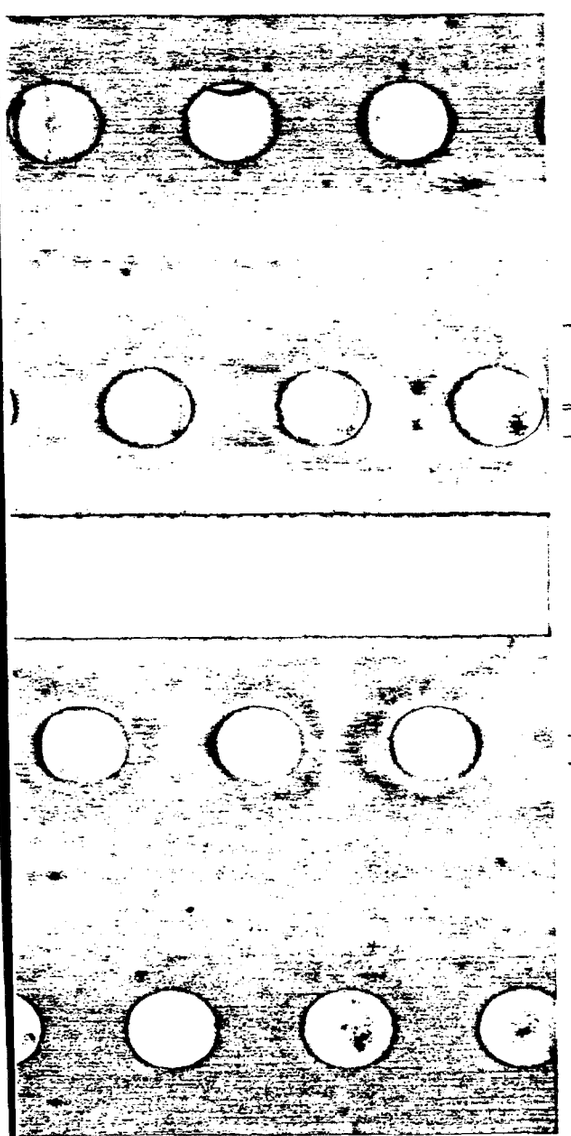
My Commission Expires: 12/29/93

7.25 0 2 DEC 10 9 41 AM DAVIDSON COUNTY, TN IDENTIFICATION MAIL ENV. 030 12/10/92 01 CHECK 397.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8810 PAGE 288

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 105000.00
				CON TX 388.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 397.50
				CHECK 397.50
12/10/92		01		09:41 0001 0305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2502

IDENTIFICATION REFERENCE

Dec 10 9 42 AM '92

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

No. 599525