47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

/s/ Robert E. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May 19 94

Notary Public

MY COMMISSION EXPIRES: 10/2/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Ellis	Same	MAP 60-12
(NAME)	(NAME)	
213 Capitol View Drive		PARCEL 97
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		12DZ 7585
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Fred L. Wheeler, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Ellis and wife, Evelyn S. Ellis

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 a part of Lot 96 as shown on Map of Capitol View Subdivision, of record in Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the north margin of Capitol View Avenue, which point is a common corner of Lot 96 and 97, running thence in a northerly direction along the common boundary line between Lot 96 and 97, 297.5 feet to a point, which point is a common corner of Lots 96 and 97; thence in an easterly direction along the rear boundary line of said Lot No. 96 fifty feet to J. E. Johnson's corner; thence in a straight line with Johnson's west line 295 feet more or less to a point in the north margin of Capitol View Avenue; thence in westerly direction with the north margin of said Avenue fifty feet to the point of beginning.

Being the same property conveyed to Fred L. Wheeler, unmarried, by deed from Jackie Wheeler, Calvin Wheeler, Eddie Wheeler, Ray Wheeler, Fred Wheeler and Horace Wheeler, of record in Book 8530, Page 223, Register's Office for Davidson County, Tennessee. The having said Fred L. Wheeler now married, his spouse, Regenia Wheeler, joins in this conveyance for the express purpose of relinquishing all marital rights she has in the subject property now or in the future.

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

B440 05/20 0101 03CHECK 201.40

This is unimproved ( ) improved (X) property, known as 213 Capitol View Drive, Nashville, Tennessee 37207
(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 my hand this 9th day of May 19 94

/s/ Fred L. Wheeler
Fred L. Wheeler

/s/ Regenia Wheeler
Regenia Wheeler

BOOK 9351 PAGE 424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred L. Wheeler and wife Regenia Wheeler

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 9th day of May 19 94.

Commission expires 11/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

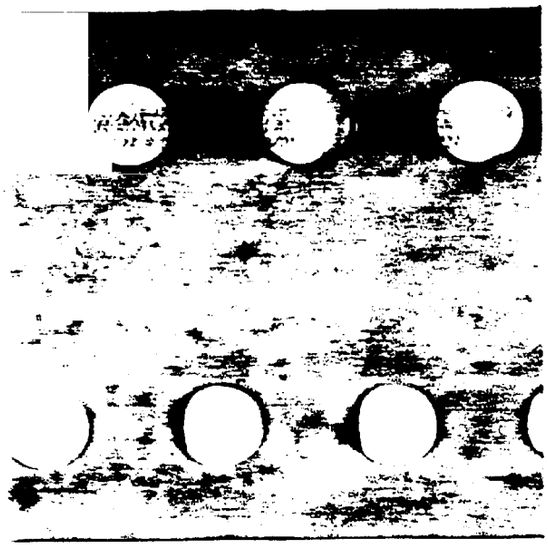
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

52229
IDENTIF. & REFERENCE
94 MAY 20 AM 10:29
REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

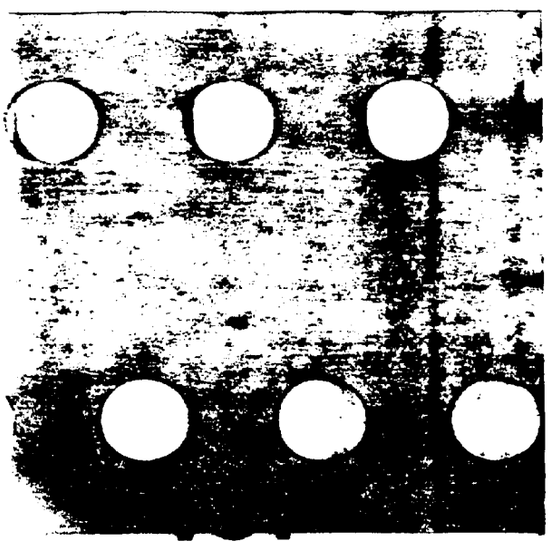
RECEIVED OF _____

FOR _____

BOOK 9351 PAGE 425

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	52000.00
CON TX	192.40
PRFEE	1.00
WDEED	8.00
TOTAL	201.40
CHECK	201.40

05/20/94 01 10:28 0001 8440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52229
IDENTIF. # REFERENCE

94 MAY 20 AM 10:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 793445