STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Robert E. Ellis
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 1994.

Deanne M. Bibby
Notary Public

(AFFIX SEAL)

BOOK 9421 PAGE 832

# WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

Mail

| ADDRESS NEW OWNER(S): | SEND TAX BILLS TO: | MAP & PARCEL NOS. |
|---|---|---|
| Robert E. Ellis, etux | SAME AS NEW OWNER | 61-11-310 |
| 1409 Oakland Acres Dr. | | |
| Madison TN. 37115 | | |

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 which is hereby acknowledged,

I, MARY W. OWEN, as Exectrix of the Estate of Ruth Wortman, deceased, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey unto the said ROBERT E. ELLIS and wife, EVELYN S. ELLIS, (the "Grantees"), their heirs, successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 7 and 9 on the Plan of Kennedy and Graves' Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, being shown as Tract 5 on the Plan of the Re-subdivision of said Lots Nos. 7 and 9, not of record, described according to a survey made by H. R. Swann, Jr., Surveyor, June 20, 1953, as follows:

BEGINNING on the northerly margin of McAlpine, formerly Alpine Avenue, 122 feet east of the line between Lots Nos. 5 and 7, being the southeast most point of property conveyed to Harry D. Dotson, et ux, by deed from R. E. Ellis, etux, of record in Book 2294, page 25, Register's Office for said County; thence northwardly along Dotson's line, 190.0 feet to a point; thence westwardly along Dotson's line 60 feet to a point; thence northwardly along Dotson's line, 90 feet to a point; thence eastwardly along Dotson's line 164.2 feet to a point in the line between Lots 9 and 11; thence southwardly along the line between Lots Nos. 9 and 11, 90 feet to a point; thence westwardly along the northerly line of Tract 3 of the aforesaid survey 92.2 feet to a point; thence southwardly along the westerly line of Tract 3, 190.0 feet to a point on the northerly margin of McAlpine Avenue; thence westwardly along said margin 12 feet to the point of beginning.

Being the same property conveyed to Edward Franklin Wortman and wife, Ruth Wortman by deed from R. E. Ellis and wife, Evelyn S. Ellis, of record in Book 5872, page 84, Register's Office, Davidson County, Tennessee. The said Ruth Wortman died testate, predeceased by her husband, Edward Franklin Wortman. The Last Will and Testament probated in the Probate Court of Davidson County, Tennessee, under Docket No. 94P-647 with Letters of Testamentary issued to Mary W. Owen as Executrix.

This is improved/unimproved property known as 1125 1/2 McAlpine Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand(s) this the 27th day of July, 1994.

Mary W. Owen
MARY W. OWEN, Executrix of the Estate
Of Ruth Wortman, deceased

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Mary W. Owen, Executrix of the Estate of Ruth Wortman, deceased, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 27th day of July, 1994.

Joanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/96

76104
IDENTIF. & REFERENCE
94 JUL 29 AM 10:52
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

2345 07/29 0101 03CHECK 83.00



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

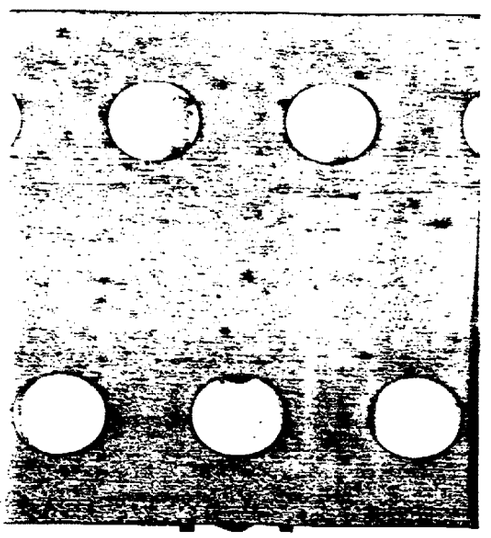
RECEIVED OF _____

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 | 20000.00 |
| CON TX | 74.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 83.00 |
| CHECK | 83.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/29/94 01 10:52 0001 2345

76104
IDENTIF. & REFERENCE

94 JUL 29 AM 10:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 818892