BOOK 9564PG162

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Benjamin P. Browne
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 1995.

Notary Public

(AFFIX SEAL)

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.
Benjamin P. Browne, etux 5124 Lickton Pike Goodlettsville, TN 37072	SAME AS NEW OWNER	23-146

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,

We, **ROBERT E. ELLIS and wife, EVELYN S. ELLIS**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **BENJAMIN P. BROWNE and wife, JANICE J. BROWNE**, (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Tract No. 2 on the Plan of the Subdivision of the Dorothy N. Haverly Property, of record in Book 6200, page 897, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said property and the easements and other matters affecting same. Being the same property conveyed to Robert E. Ellis and wife, Evelyn S. Ellis, by deed from Dorothy M. Haverly, unmarried, of record in Book 8985, page 574, Register's Office, Davidson County, Tennessee.

This is improved/unimproved property known as 5124 Lickton Pike, Goodlettsville, TN 37072

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, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except:

1). 1995 State & County taxes, prorated between the parties and assumed in full by Grantees.

2) Restrictive covenants and easements contained in the deed of record in Book 8985, page 574, said Register's Office.

3) All matters as shown on the Plan of record in Book 6200, page 897, said Register's Office.

We further covenant and bind ourselves, our 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 our hand(s) this the 4th day of January, 1995.

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, Robert E. Ellis and wife, Evelyn S. Ellis, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 4th day of January, 1995.

Diana M. Catlett
NOTARY PUBLIC

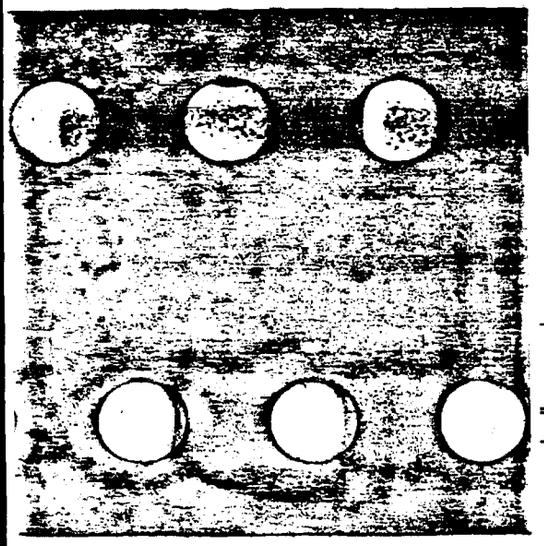
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

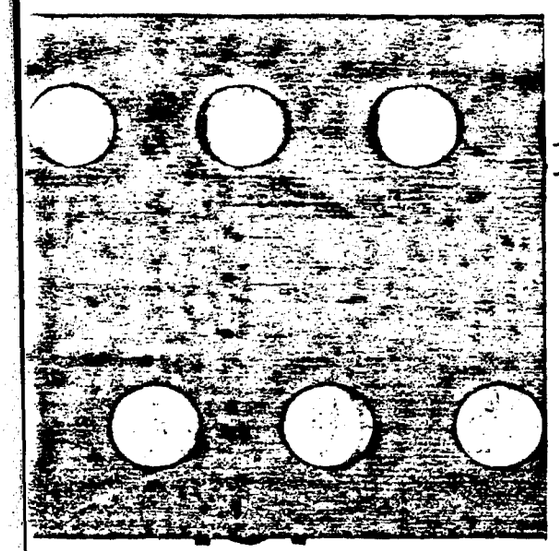
My Commission Expires: 4/21/96

22886
IDENTIF. + REFERENCE

95 JAN -5 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9260 01/05 0101 03CHECK 582.50





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

RECEIVED OF _____

FOR _____

BOOK 9564 PG 164

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	155000.00
CON TX	573.50
PRFEE	1.00
WDEED	8.00
TOTAL	582.50
CHECK	582.50

01/05/95 01 08:50 0001 9260

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22886
IDENTIF. ↑ REFERENCE

95 JAN -5 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869130