File Box 51-A

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 9658 PG 35

WARRANTY DEED

Name and Address of New Owner:
Karen L. C. Ellis
124 Dekewood Drive
Old Hickory, TN 37138

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map-Parcel No:**
137 **Shute Circle** **Old Hickory, TN 37138**	**64-3-A-**55

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRANDYWINE POINTE PARTNERS, L.P.,** A Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **KAREN L. C. ELLIS,** unmarried, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 25 on the Plan of Brandywine Pointe, Phase Seven, Section One, as of record in Book 7900, page 806, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, by deed of record in Book 8315, page 759, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Declaration of Covenants, Conditions and Restrictions of record in Book 9485, page 888, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plat of Phase Seven, Section One, Brandywine Pointe, as of record in Book 7900, pgae 806, Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 its hand this 28th day of April, 1995, by its duly authorized partner.

BRANDYWINE POINTE PARTNERS, L.P.,
A Tennessee Limited Partnership

BY: Brandywine Pointe Company,
A Tennessee Corporation,
Its General Partner

BY: G. Keeling Turner, II

G. Keeling Turner, II
President

BOOK 9658 PG 37

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **G. Keeling Turner II,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the president of Brandywine Pointe Company, a Tennessee corporation, and general partner of Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, the within named bargainor, and that as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of April, 1995.

Margaret Jane Stuart
NOTARY PUBLIC

My commission expires: May 28, 1995

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer $53,500.00.

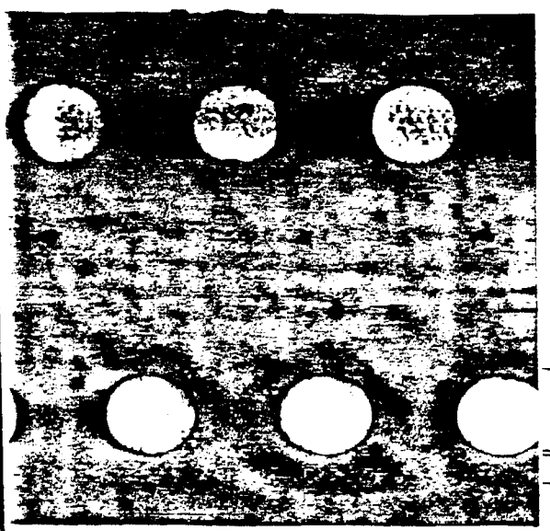
Affiant

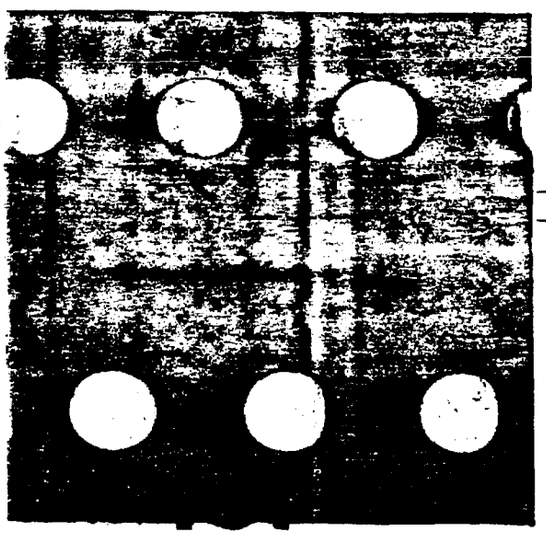
Subscribed and sworn to before me, this the 28th day of April, 1995.

Margaret Jane Stuart
NOTARY PUBLIC

My commission expires: May 28, 1995

55955
IDENTIF. & REFERENCE
95 APR 28 PM 2:38
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
3701 04/28 0101 03CHECK 210.95





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

RECEIVED OF _____

FOR _____ BOOK 9658 PG 38

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 53500.00
CON TX 197.95
PRFEE 1.00
WDEED 12.00
TOTAL 210.95
CHECK 210.95

04/28/95 01 14:38 0001 5701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55955
IDENTIF. # REFERENCE

95 APR 28 PM 2:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905138