BOOK 9723PG191

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 1995.

Notary Public

(AFFIX SEAL)

My Commission Expires: 4/21/96

95 JUL -6 AM 9:19
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

IDENTIF. + REFERENCE

0076561

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2021 Gallatin Road North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):
James F. Telford, etal
213 Capitol View Drive
Nashville, TN 37207

SEND TAX BILLS TO:
SAME AS NEW OWNERS

MAP & PARCEL NOS.
60-12-97

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,

8363 07/06 0101 03CHECK 212.50

We, **ROBERT E. ELLIS and EVELYN S. ELLIS, husband and wife, as tenants in common**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **JAMES F. TELFORD and JOHNNIE L. JONES, as Joint Tenants with right of survivorship**, (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 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 Lots 96 & 97, 297.5 feet to a point, which point is a common corner of Lots 96 & 97; thence in a easterly direction along the rear boundary 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 a westerly direction with the north margin of said Avenue fifty feet to the point of beginning.

Being the same property conveyed to Robert E. Ellis and Evelyn S. Ellis, as tenantsz in common, without right of survivorship, by deed from Robert E. Ellis and wife, Evelyn S. Ellis, of record in Book 9606, page 147, Register's Office, Davidson County, Tennessee.

This is improved property known as 213 Capitol View Avenue, Nashville, TN 37207

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 as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real

RECORDERS MEMO
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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 30th day of June, 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 Evelyn S. Ellis, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

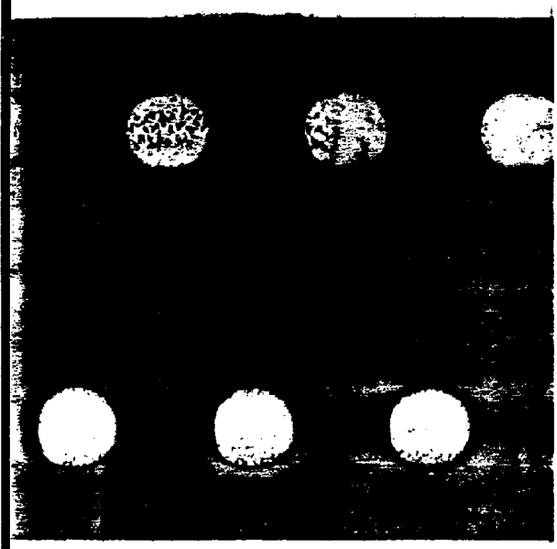
WITNESS my hand and official seal this the 30th day of June, 1995.

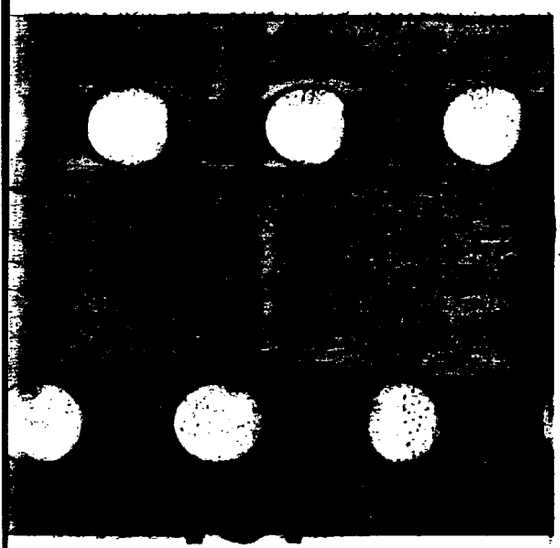
Dianne M. Cuthbert
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4/21/96

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





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

RECEIVED OF _____

FOR _____

BOOK 9723 PG 193

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	55000.00
CON TX	203.50
PRFEE	1.00
MDEED	8.00
TOTAL	212.50
CHECK	212.50

07/06/95 01 09:20 0001 8363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0076561
IDENTIF. ↑ REFERENCE

95 JUL -6 AM 9:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927506