52

BOOK 9750 PG 545

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,500.00

Sharon Elizabeth Peach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 19 95

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 11/9/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Aaron Reaville	CTX Mortgage Company	104-16-382
(NAME)	(NAME)	
1510 Elmwood Avenue	P.O. Box 19000	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Dallas, TX 75219	
(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, Bob Eller and wife, Betty Eller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Aaron Reaville and Sharon Elizabeth Peach

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:

Being the westerly half of Lot No. 71 on the plan of Belmont Land Company's property called "Belmont Heights," of record in Book 421, page 34, of the Register's Office for Davidson County, Tennessee. Said part of Lot No. 71 fronts 50 feet on the northerly side of Elmwood Avenue and runs back between parallel lines, 188 feet to an alley.

Being the same property conveyed to Bob Eller and Betty Eller by deed from Michael J. Lichtenstein and M. Mary Flanagan, of record in Book 7089, page 644, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

0085503 IDENTIF. ↑ REFERENCE

95 AUG -3 AM 9:09
FILED
JIX Z. NICHOLS REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 1510 Elmwood Avenue, Nashville, Tennessee 37212
(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 our hand s this 28th day of July 19 95

Bob Eller by Maryann Hesterhaus ATTY-IN-FACT
Bob Eller

Betty Eller by Maryann Hesterhaus ATTY-IN-FACT
Betty Eller

BOOK 9750 PG 546

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

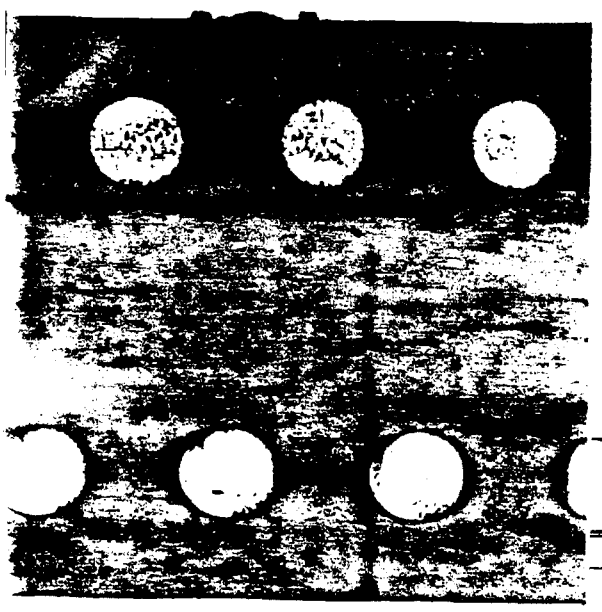
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARYANN WESTERHAUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BOB ELLER AND BETTY ELLER, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of BOB ELLER AND BETTY ELLER. WITNESS my hand and official seal at Brentwood, Tennessee, July 28, 1995.

KAREN L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 11/9/95

9133 08/03 0101 03CHECK 399.35



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

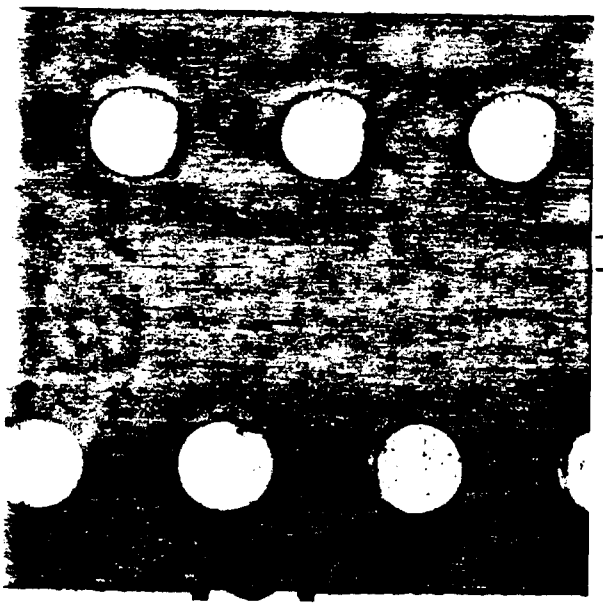
RECEIVED OF _____

FOR _____

BOOK 9750 PG 547

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 105500.00
CON TX 390.35
PRFEE 1.00
MDEED 8.00
TOTAL 399.35
CHECK 399.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/95 01 09:10 0001 8133

0085503
IDENTIF. ↑ REFERENCE

95 AUG -3 AM 9:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937162