TO: B0436

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 9988 PG 368

WARRANTY DEED

Name and Address of New Owner: **Aungelle Ellis** **2258 Lebanon Road, Unit 25** **Nashville, Tennessee 37214**
Send Tax Bills To: **New Owner**
Street Address of Subject Property: **Map-Parcel No:** **2258 Lebanon Road, Unit 25** **Map 95-3-A** **Nashville, Tennessee 37214** **Parcel 25**

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, **FRANK A. GONZALES AND WIFE, RITA B. GONZALES,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **AUNGELLE ELLIS,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium in Davidson County, Tennessee, being Unit 25 of Magnolia Square Condominiums of record in Book 5200, page 702, as amended in Book 6685, page 253, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank A. Gonzales and wife, Rita B. Gonzales by deed from Charles H. Turner and wife, Virginia W. Turner, of record in Book 7390, page 718, Register's Office for Davidson County, Tennessee.

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

1. 1996 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 5200, page 702, as amended in Book 6685, page 253, Register's Office for Davidson County, Tennessee;

3. Master Deed of record in Book 6685, page 253, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 21st day of March, 1996.

FRANK A. GONZALES

RITA B. GONZALES

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

On this 21st day of March, 1996, before me personally appeared Frank A. Gonzales and wife, Rita B. Gonzales, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires:

WILLIAM A. CRAGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
William A. Cragg
My Commission Expires
November 27, 1999
STATE OF TENNESSEE

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $62,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of March, 1996.

NOTARY PUBLIC

My commission expires:

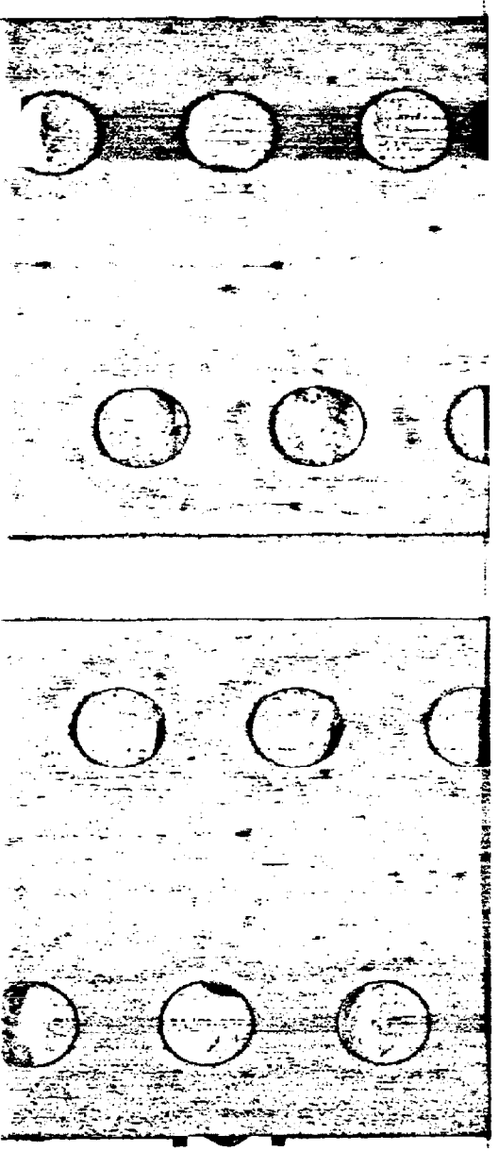
WILLIAM A. CRAGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
William A. Cragg
My Commission Expires
November 27, 1999
STATE OF TENNESSEE

0163115
IDENTIF. ↑ REFERENCE

96 MAR 22 PM 3:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1555 03/22 0101 03CHECK 238.40



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

RECEIVED OF _____

FOR _____

BOOK 9988 PG 370

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
TOTAL 238.40
CHECK 238.40

03/22/96 01 15:52 0001 1655

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163115
IDENTIF. ↑ REFERENCE

96 MAR 22 PM 3:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1019694