THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) MBK 10042 PG 716

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00

Danny Keith Ellis
Affiant

Subscribed and sworn to before me, this 2nd day of May 1996

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DANNY KEITH ELLIS 912 & 914 Russell Street Nashville, Tennessee 37206	Danny Keith Ellis 933 Gale Lane Nashville, Tennessee 37204	MAP 82-16 PARCEL 152

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY THOUSAND AND NO/100---------- ($ 30,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , DAVID E. RAWLINGS, MARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto DANNY KEITH ELLIS, MARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I

BEING Lot No. 56 on the Plan of Barrow's Addition to Edgefield of record in Plat Book 1, page 13, Chancery Court for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This is unimproved property known as 912 Russell Street, Nashville, Tennessee.

TRACT II

BEING Lot No. 55 on the Plan of Barrow's Addition to Edgefield of record in Plat Book 1, page 13, Chancery Court for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This is unimproved property known as 914 Russell Street, Nashville, Tennessee.

Tract I and Tract II being the same property conveyed to David E. Rawlings, a single person, by deed from Chester Douglas Barron and wife, Debra K. Barron, of record in Book 6315, page 254, Register's Office for Davidson County,

CONTINUED

This is un/improved property known as 912 & 914 Russell Street, Nashville, Tennessee 37206

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Barrow's Addition to Edgefield of record in Book 1, page 13, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 2nd day of May, 19 96.

DAVID E. RAWLINGS

JENNIFER RAWLINGS

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID E. RAWLINGS and JENNIFER RAWLINGS, the bargainor_s__, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of May, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Tennessee; the said David E. Rawlings having since married.

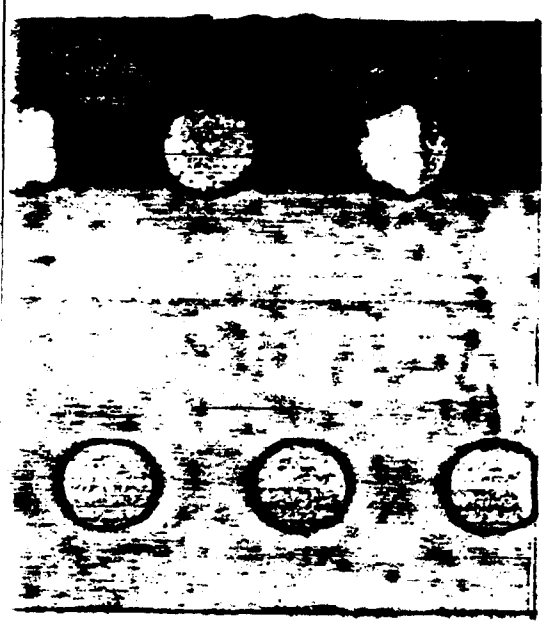
Jennifer Rawlings, spouse of David E. Rawlings, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

0179457
IDENTIF. ↑ REFERENCE

96 MAY -7 AM 10:38

JACK C. WILSON REGISTER
DAVIDSON COUNTY, TN.

7063 05/07 01:01 03CHECK 124.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

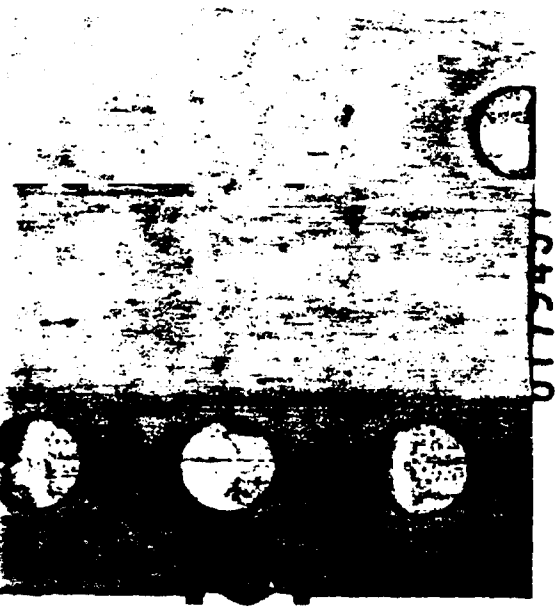
FOR _____

Book 10042 Pg 719

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 30000.00
CON TX 111.00
PRFEE 1.00
MCEED 12.00
TOTAL 124.00
CHECK 124.00
05/07/96 01 10:41 0001 9063



IDENTIF. ✦ REFERENCE 0179457

96 MAY -7 AM 10:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1037071