BOOK 10052 PG 953

**THIS INSTRUMENT PREPARED BY:**

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

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00

Affiant

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

Subscribed and sworn to before me, this 15th day of May 19 96

Notary Public

My Commission Expires: 11-22-97

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| JOSEPH MERCER ELLIS<br>2108 Pontotoc Avenue<br>Nashville, Tennessee 37206 | FT Mortgage Companies<br>P.O. Box 146<br>Memphis, Tennessee 38101 | MAP 83-3<br>PARCEL 86 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND AND NO/100---------- ($ 70,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, ___, HART APPRAISAL SERVICES, INC., a Tennessee corporation hereinafter called the Grantor___,has bargained and sold, and by these presents do transfer and convey unto JOSEPH MERCER ELLIS, UNMARRIED 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:

BEING Lot No. 24 on the Plat of Pontotoc Subdivision as of record in Book 547, page 113, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 60.0 feet on the southerly side of Pontotoc Avenue and extends back southerly, between parallel lines, 157.0 feet to the rear of Lot No. 33 in said subdivision.

BEING the same property conveyed to Hart Appraisal Services, Inc., by deed from Ruth McNeal of record in Book 10033, page 178, Register's Office for Davidson County, Tennessee.

0182750
IDENTIF. + REFERENCE

1996 MAY 17 AM 10: 15

[illegible] 268.00

This is improved property known as 2108 Pontotoc Avenue, 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 it is lawfully seized and possessed of said land in fee simple, has 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 Pontotoc Subdivision of record in Book 547, page 113, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ itself, its successors 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 __15th__ day of _____May_____, 19 _96_, as the duly authorized officer of the corporate Grantor.

HART APPRAISAL SERVICES, INC.

Gary Hart, President

Gary Hart, President

**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 _____, 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

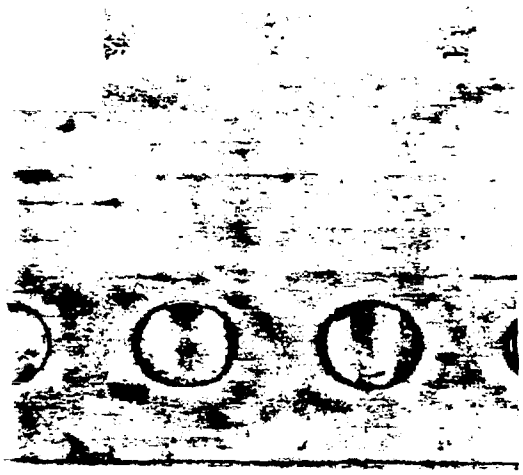
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ Gary Hart _____ and _____ with whom I am personally acquainted and who upon __his__oath___ acknowledged __himself__ to be the _President_____ and _____ respectively of the __HART APPRAISAL SERVICES, INC._____ _____ the within named bargainor, and corporation, and that ___he_____ as such _President_____ 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 __Gary Hart_____ as such _President_____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this ___15th_day of _____May_____ , 19 96___.

My Commission Expires: November 22, 1997___

Notary Public

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



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

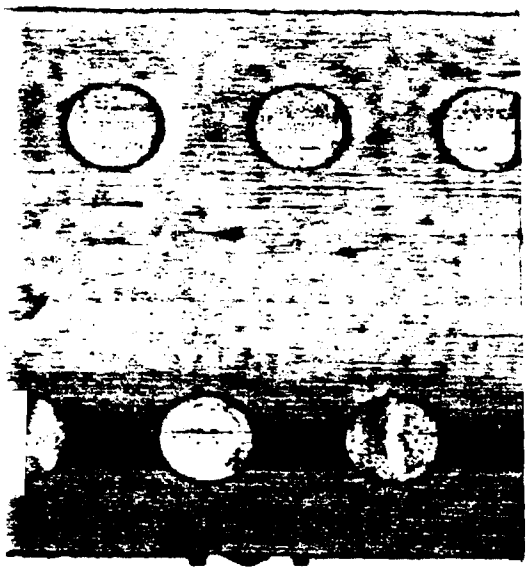
**RECEIVED OF** _____

**FOR** _____

BOOK 10052 PG 955

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



DAMT 70000.00
DEN TX 259.00
PRFEE 1.00
MTEED 8.00
TOTAL 268.00
CHECK 268.00

05/17/96 01 10:19 0001 2715

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

01182750
IDENTIF. ↑ REFERENCE

96 MAY 17 AM 10:16

REGISTER
DAVIDSON COUNTY, TN.

**No.** 1040671