60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BOOK 10088 PG 322

WARRANTY DEED

ADDRESS NEW OWNER:
Kelly Eller
127 Cumberland Trace
Nashville, TN 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
P. O. Box 353
Louisville, KY 40201-0353

MAP AND PARCEL:
MAP 073-16-0
GROUP A
PARCEL 127.00CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert M. Loffi and wife, Ann Y. Loffi, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kelly Eller, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 127 as shown on the Plat of Cumberland Trace of record in Book 5200, page 724, Register's Office, Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6216, page 528, said Register's Office.

Being the same property conveyed to Robert M. Loffi and wife, Ann Y. Loffi by deed from Cumberland Trace Partnership of record in Book 6327, page 988, Register's Office for Davidson County, Tennessee.

This is improved property known as 127 Cumberland Trace, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kelly Eller, unmarried, her heirs and assigns, forever; and we, Robert M. Loffi and wife, Ann Y. Loffi do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this the 6th day of June, 1996.

Robert M. Loffi

Ann Y. Loffi

0193257
IDENTIF. ↑ REFERENCE

96 JUN 17 AM 10:28
FELIX Z. ROBINSON REGISTER
DAVIDSON COUNTY, TN.

BOOK 10088 PG 323

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert M. Loffi and wife, Ann Y. Loffi the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 6th day of June, 1996.

M L Hudspeth
NOTARY PUBLIC

My Commission Expires: 9-28-97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 82,000.00.

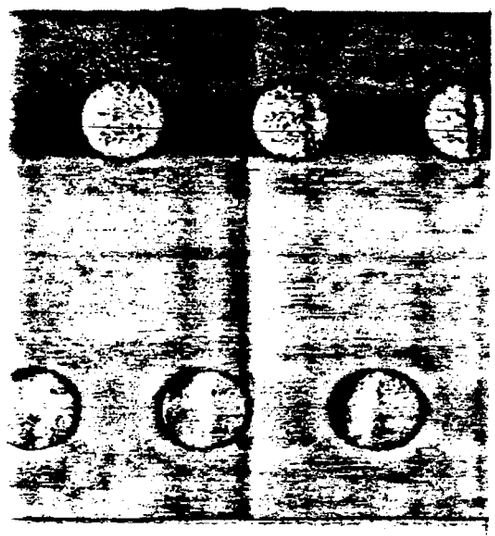
Kelly Elkins
AFFIANT

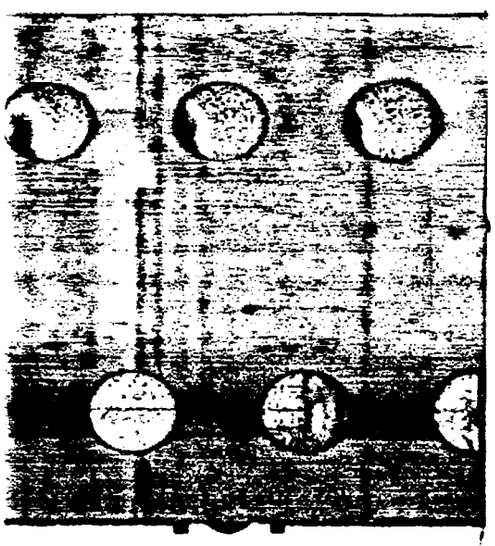
Subscribed and sworn to before me this 6th day of June, 1996.

M L Hudspeth
NOTARY PUBLIC

My Commission Expires: 9-28-97

4070 06/17 0101 03CHECK 312.40





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

RECEIVED OF _____

FOR _____

BOOK 10088 PG 324

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 82000.00
				CON TX 303.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 312.40
				CHECK 312.40
			06/17/96 01	10:30 0001 4070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193257
IDENTIF. # REFERENCE

96 JUN 17 AM 10:2
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1051881