STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Ray Emmett
Affiant

My Commission Expires: 4/15/2000

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 1996.

Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Ray Emmett, etux	SAME AS NEW OWNER	10-0-69

9422 Crocker Springs Rd. Goodlettsville Tn. 37072

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **H. VICTOR ELLIS, JR. and wife, LEIGHANN ELLIS**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **RAY EMMETT and wife, SHELLEY RENEE EMMETT**, (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of property conveyed in Book 8814, page 974, Register's Office, Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated May 16, 1996, as follows:

BEGINNING at an iron pin found in the northerly margin, 25.0 feet from the center line of Greer Road, a corner to William H. Baker, Trustee (deed Book 8553, page 694), and being the most southwest corner of this tract; thence, leaving said road and with said Baker, N 13 deg. 19' 51" E. 677.36 feet to an iron pin set, a corner to said Baker; thence, S 83 deg. 24' 48" E. 64.00 feet to an iron pin found; thnce S. 05 deg. 54' 48" E 707.38 feet to an iron pin set in the northerly margin, 25.0 feet from the center line of said Greer Road; thence, with the northerly margin of said road for the next three calls as follows: N 81 deg. 02' 24" W. 44.38 feet, N 81 deg. 59' 40" W. 166.65 feet, and N 75 deg. 27' 36" W 86.54 feet to the beginning, containing 2.84 acre, more or less.

Being the same property conveyed to H. Victor Ellis, Jr. and wife, Leighann Ellis, by deed of record in Book 8814, page 974, Register's Office, Davidson County, Tennessee.

This is improved/unimproved property known as 3016 Greer Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand(s) this the 10th day of June, 1996.

H. Victor Ellis Jr.
H. VICTOR ELLIS, JR.

LeighAnn Ellis
LEIGHANN ELLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, H. Victor Ellis, Jr. and wife, Leighann Ellis, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 10th day of June, 1996.

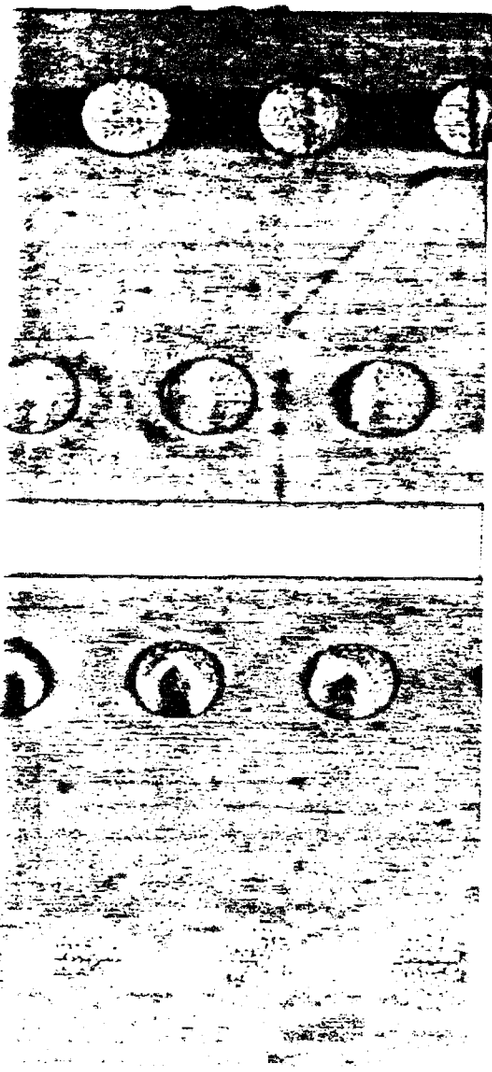
Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/15/200

0193672
IDENTIF. & REFERENCE

96 JUN 18 AM 9:47
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

4541 06/18 0101 03CHECK 268.00



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

RECEIVED OF _____

FOR _____

BOOK 10089 PG 583

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 268.00
				CHECK 268.00
			06/18/96 01	09:49 0001 4541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193672
IDENTIFICATION REFERENCE

96 JUN 18 AM 9:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1052343