63

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

BOOK 10131 PG 565

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Margaret Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 19 96

William S. Cabiness
Notary Public

MY COMMISSION EXPIRES: ~~October 6, 1999~~ 7/20/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen L. Campbell	Same	120-13
(NAME)	(NAME)	
1227 Currey Road		47
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Margaret Jane Ellis Evans and Betty Jean Ellis Briggs Byrum and Oris (Buddy) Ellis, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen L. Campbell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly one-half of the property described in Book 1341, Page 663, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning in the centerline of Currey Road at the northeasterly corner of the property being described in the aforementioned deed of record and being the northeasterly corner of the herein described tract; thence leaving said centerline and running approximately S 1 degree 45' W, 210 feet to the southeasterly corner of the herein described tract; thence running approximately N 89' W, 105 feet to the southwesterly corner of the herin described tract; thence running approximately N 45' W, 210 feet to the centerline of Currey Road; thence with said centerline approximately S 89' E, 105 feet to the point of beginning.

Being the same property vested in Margaret Jane Ellis Evans, Betty Jean Ellis Biggs now Byrum, and Oris (Buddy) Ellis as the sole heirs of Freddie Mai Ellis, see attached heirship affidavit. Being a part of the same property conveyed to O.C. Ellis and wife, Freddie Mai B. Ellis by Deed from William C. Waggoner, Jr. and Annie Laurie R. Waggoner of record in Book 1341, Page 663, Register's Office for Davidson County, Tennessee, dated 8/22/45. The said O.C. Ellis having predeceased Freddie Mai B. Ellis. The said Freddie Mai B. Ellis having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 1227 Currey Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 19th day of July 1996

Margaret Jane Ellis Evans
Margaret Jane Ellis Evans

Oris (Buddy) Ellis, Jr.
By: Margaret Jane Evans
Margaret Jane Evans, Attorney-in-fact

Betty Jean Ellis Briggs Byrum
Betty Jean Ellis Biggs Byrum
By: Margaret Jane Evans
Margaret Jane Evans, Attorney-in-fact

BOOK 10131 PG 566

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 Margaret Jane Evans

the bargainor _____, 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 at Antioch, Tennessee, this 18th day of July 19 96

Commission expires ~~October 9, 1999~~ 1-20-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

8937 07/25 0101 03CHECK 197.70

STATE OF Tennessee
COUNTY OF Davidson

On this July 18, 1996 before me personally appeared Margaret Jane Evans, the person who executed the foregoing instrument on behalf of Betty Jean Byrum and Oris C. Ellis, Jr., and acknowledged that she executed the same as the free act and deed of the said Betty Jean Byrum and Oris C. Ellis, Jr., through Power of Attorney granted her by the said Betty Jean Byrum and Oris C. Ellis, Jr..

Commission Expires: 1-20-98

Notary Public

96 JUL 25 AM 9:01

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

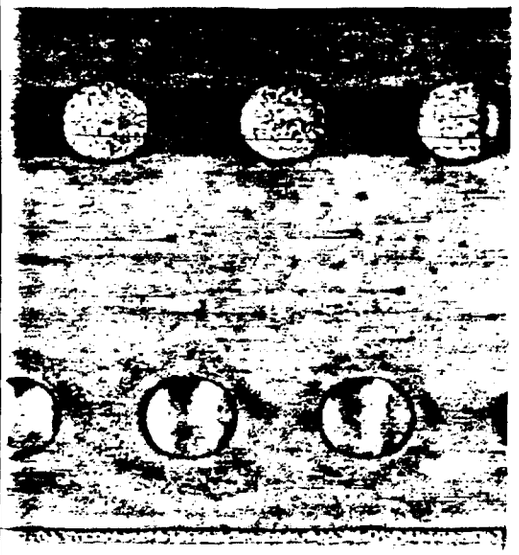
IDENTIFICATION REFERENCE

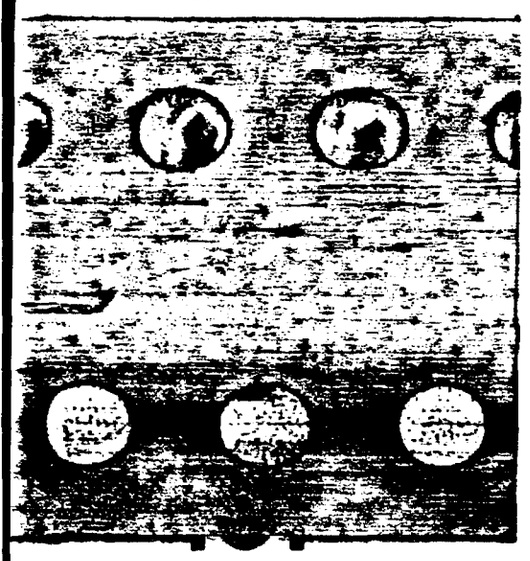
02070004

Continuation of Legal Description:

This instrument is executed on behalf of Betty Jean Byrum and Oris C. Ellis, Jr. by Margaret Jane Evans as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10131, Page 563, in the Register's Office for Davidson County, Tennessee.

Margaret Jane Ellis Evans being one and the same person as Margaret Jane Evans.
Betty Jean Ellis Briggs Byrum being one and the same person as Betty Jean Byrum.
Oris (Buddy) Ellis, Jr. being one the same person as Oris C. Ellis, JR.





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

RECEIVED OF _____

FOR _____

BOOK 10131 PG 567

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 51000.00
CON TX 188.70
PRFEE 1.00
WDEED 8.00
TOTAL 197.70
CHECK 197.70

07/25/96 01 09:04 0001 8937

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207004
IDENTIF. ↑ REFERENCE

96 JUL 25 AM 9:01
FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN.

No. 1066558