INFORMATION FOR TAX ASSESSOR

TAX PARCEL NUMBER:	PROPERTY ADDRESS:
44-15-343	1007 Clarke Street Old Hickory, TN 37138

This Instrument Prepared By:
Leroy Johnston Ellis, IV

306 Gay Street, Suite 200
Nashville, TN. 37201

New Owner/Responsible Taxpayer(s)
Leroy Johnston Ellis, IV, and wife,
Lisa Russell Ellis

1007 Clarke Street
Old Hickory, TN. 37138

WARRANTY DEED

This conveyance is for the specific purpose of creating a Tenancy by the Entirety between Leroy Johnston Ellis, IV, and wife, Lisa Russell Ellis

THIS DEED, between Leroy Johnston Ellis, IV whose address is 1007 Clarke Street, Old Hickory, Tennessee 37138, hereinafter called Grantor, and Leroy Johnston Ellis, IV, and wife, Lisa Russell Ellis, whose address is SAME hereinafter called Grantees.

WITNESSETH, That said Grantor for love and affection and other valuable consideration, receipt of which is hereby acknowledged, by these presents does transfer and convey unto the said Grantees and the Grantees' heirs or successors and assigns that certain property described as follows:

Located in Old Hickory, County of Davidson, State of Tennessee to-wit;

Land in Davidson County, Tennessee, Being Lot No. 51, on the Plan of Section B, Village of Old Hickory, of record in Book 1424, Pages 67 and 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 54.7 feet on the easterly margin of Clarke Street and runs back on lines measuring 88.8 feet on the northerly side margin and 88.6 feet on the southerly side margin to a dead line in the rear measuring 54.7 feet thereon.

Being the same property conveyed to Grantor as Leroy Johnston Ellis, IV, a single person, by deed from the Secretary of Veterans Affairs dated September 30, 1991, of record in Book 8472, Page 555, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. A Deed of Trust dated September 30, 1991, of record in Book 8472 Page 558 Register's Office of Davidson County, Tennessee.
2. 1996 Metro Davidson County taxes.
3. A mortgage loan inspection survey, dated 11/1/85, by John Kohl & Company, reveals a 10 foot public utility easement across the rear of subject property which is encroached upon by a detached storage shed/port.

TO HAVE AND TO HOLD the said Real Property, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantees and the heirs or successors and assigns of said Grantees, forever.

Grantor further covenants with the Grantees that he is lawfully seized and possessed of said real property in fee simple, and has good right to convey it.

Grantor further covenants and bind his heirs and representatives, to warrant and forever defend the title to said real property to Grantees, successors, heirs and assigns of Grantees against the lawful claims of all persons.

Witness his hand this 12 day of August, 1996.

Leroy Johnston Ellis IV

STATE OF TENNESSEE

COUNTY OF DAVIDSON }

Personally appeared before me, Vicki L Brown a Notary Public of the state and County aforesaid, Leroy Johnston Ellis, IV, the within named bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me this 13th day of August, 1996

Vicki L Brown

Notary Public

VICKI L. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAR. 25, 2000

02 13963
IDENTIF. & REFERENCE
PICK-UP
96 AUG 13 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6409 08/13 0101 01CASH