WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Woodard, Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $72,000.00.

Affiant

Sworn to and subscribed before me on this the 11th day of September, 1996.

NOTARY PUBLIC
My Commission Expires: 3-27-98

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
Roger Gaudin, Jr.
~~1028~~ 1208 Currey Road
Nashville, TN 37217

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 120-0-77.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, H. C. ELLIS and wife, ANNIE E. ELLIS, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto ROGER GAUDIN, JR., unmarried, hereinafter called GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee; being part of Lot No. 1 in the subdivision of Lot No. 4 on the map of the Ensley Lands, as of record in Plan Book 2, page 70, Chancery Court at Nashville, described according to a survey by R. L. Montoya Land Surveying, Inc., dated September 9, 1996, as follows:

Beginning at a point 319.28 feet as measured along the Easterly margin of McGavock Pike from an iron rod (old) in the Northwest corner of a tract conveyed to Malcolm Barrett and a corner in the original deed to H. C. Ellis in Book 1404, page 353 and said corner being next to Seven Oaks Park; thence, South 86 degrees 15 minutes East a distance of 159.71 feet to an iron pin (old); thence, South 1 degree 45 minutes West, a distance of 263.29 feet to an iron pin (new) at the Northerly margin of Currey Road; thence, North 86 degrees 15 minutes West, a distance of 159.0 feet to an iron pin (new) at the Northerly margin of Currey Road and Easterly margin of McGavock Pike; thence, along the Easterly margin of McGavock Pike North 1 degree 35 minutes 44 seconds East, a distance of 263.32 feet to the point of beginning, containing 40,966.07 square feet or 0.94 acres more or less.

Being part of the same property conveyed to H. C. Ellis and wife, Annie W. Ellis, by quitclaim deed from Henderson Carl Ellis, Jr., and wife, Sara Wells Ellis and Dianne Jones, joined by her husband James Jones, of record in Book 8867, page 450, Register's Office for Davidson County, Tennessee.

BOOK 10190 PG 386

1208 / 12th S

This is improved property known as ~~1028~~ / Currey Road, Nashville, Tennessee, 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we 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, except as follows:

1) 1996 Davidson taxes have been prorated and will be paid by the Grantee when due.

2) Plan of record in Plan Book 2, page 70, Register's Office for Davidson County, Tennessee.

And GRANTORS 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 11th day of September, 1996.

H C Ellis
H. C. ELLIS

Annie W. Ellis
ANNIE W. ELLIS

BY: Jane Bellar
JANE BELLAR, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JANE BELLAR, by power of attorney for H. C. ELLIS and wife, ANNIE W. ELLIS, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11th day of September, 1996.

C. Patterson Cio
NOTARY PUBLIC

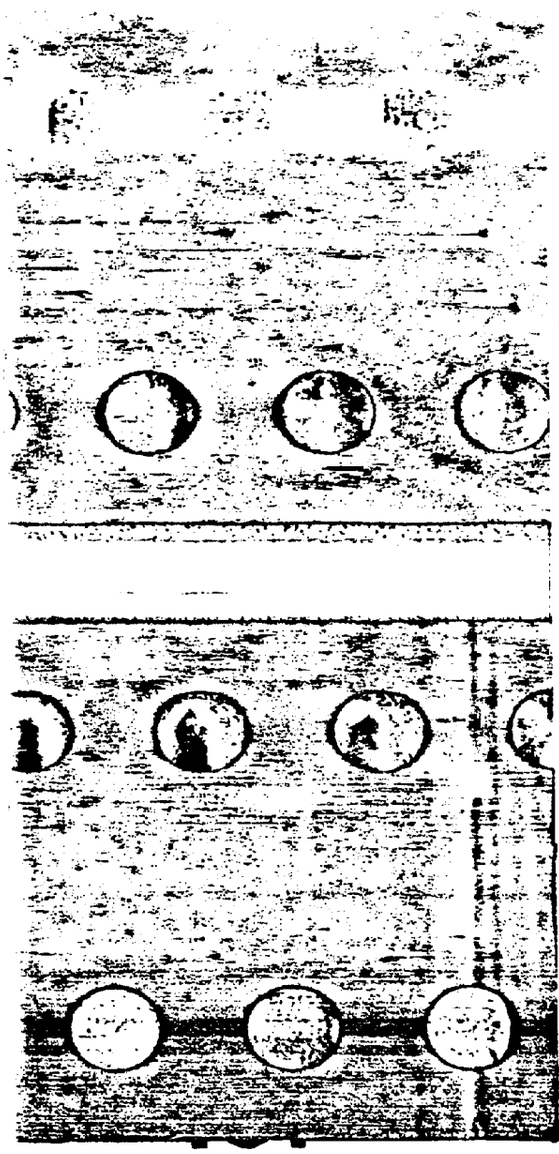
My Commission Expires: March 27, 1999

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

022490 6
IDENTIF. ↑ REFERENCE

96 SEP 13 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3134 09/13 1101 03CHECK 275.40



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

RECEIVED OF _____

FOR _____

BOOK 10190 PG 387

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

09/13/96 01 13:50 0001 8134

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0224906
IDENTIF. ↑ REFERENCE

96 SEP 13 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1030582