THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 85,500.00

Sandra L. Trotter
Affiant

Subscribed and sworn to before me, this 30th day of September, 1996

Mitchell A. Watts
Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SANDRA L. TROTTER 1703 Eastland Avenue Nashville, Tennessee 37206	SOUTHEASTERN MORTGAGE 565 Marriott Drive Suite 250 Nashville, Tennessee 37214	MAP 83-6 PARCEL 238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND FIVE HUNDRED AND NO/100 ---------- ($ 85,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, DANNY KEITH ELLIS, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto SANDRA L. TROTTER, 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 the easterly 5.0 feet of Lot No. 1 and the westerly 45.0 feet of Lot No. 2 on the Plan of Olivia W. Sharpe's Addition to Nashville of record in Book 332, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Danny Keith Ellis by deed from Ford Consumer Finance Company, Inc., of record in Book 9999, page 499, Register's Office for Davidson County, Tennessee.

JANET ELLIS, spouse of Danny Keith Ellis, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1703 Eastland Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Olivia W. Sharpe's Addition to Nashville of record in Book 332, page 17, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___ on this the 30th day of September, 19 96.

Danny Keith Ellis
DANNY KEITH ELLIS

Janet Ellis
JANET ELLIS

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 DANNY KEITH ELLIS and JANET ELLIS, the bargainor_s_, 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 this 30th day of September, 1996.

Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____, 19____.

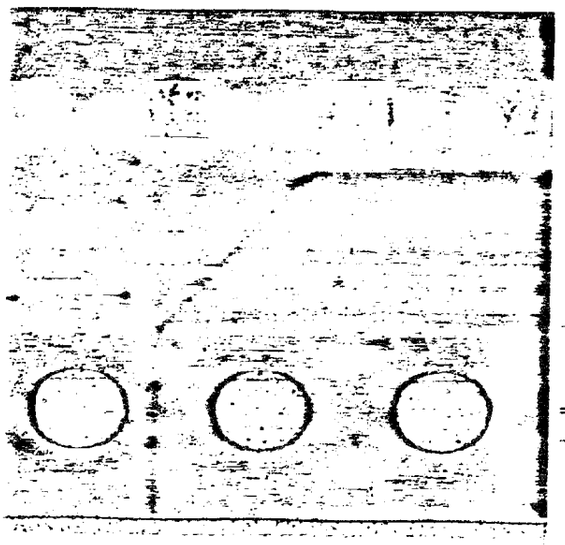
Notary Public

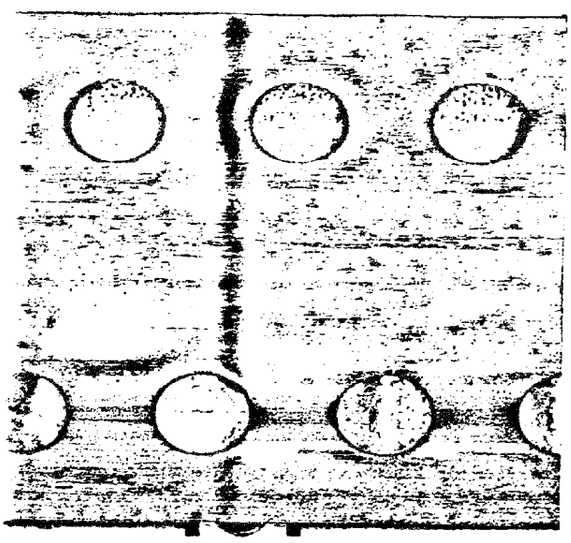
My Commission Expires: _____

0233628
IDENTIFICATION REFERENCE

96 OCT -7 PM 1:03
FELIX A. ALSOBROOKS REGISTER
DAVIDSON COUNTY, TN.

7350 10/07 0101 03CHECK 325.35





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

RECEIVED OF _____

FOR _____

BOOK 10218 PG 3

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	85500.00
			CON TX	316.35
			PRFEE	1.00
			WDEED	8.00
			TOTAL	325.35
			CHECK	325.35
		10/07/96	01	13:08 0001 7350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233628
IDENTIF. # REFERENCE

96 OCT -7 PM 1:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1074413

No [redacted]