BOOK 10299 PG 964

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 $ 70,000.00

Danny Keith Ellis
Affiant

Subscribed and sworn to before me, this 23rd day of December 19 97

Mitchell A. Watts
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DANNY KEITH ELLIS 2707 Westwood Avenue Nashville, Tennessee 37212	SAME	MAP 104-15 PARCEL 351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND AND NO/100---------- (S 70,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JANEICE F. SMITH, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto DANNY KEITH ELLIS, MARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly half of the northerly half of Lot No. 23 on the Plan of Belair of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 23 fronts 100.0 feet on the southerly side of Westwood Avenue and runs back between parallel lines 192.0 feet to a dead line.

BEING the same property conveyed to Joe M. Boyd, Jr. and wife, Janeice Faye Boyd by deed from Ruby F. Lynch, a widow, of record in Book 5446, page 426, Register's Office for Davidson County, Tennessee; the said Joe M. Boyd, Jr. and Janeice Faye Boyd having since divorced and by Final Decree of Divorce of record in Book 6814, page 602, said Register's Office, subject property was vested in Janeice Faye Boyd. Janeice Faye Boyd having since married and is now known as Janeice F. Smith.

JOHN D. SMITH, spouse of Janeice F. Smith, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 2707 Westwood Avenue, Nashville, Tennessee 37212

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___, his___ heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s 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 Belair of record in Book 332 , page 6 , Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF I have hereunto set my hand___on this the 23rd day of December, 19 97.

Janeice F. Smith
JANEICE F. SMITH

John D. Smith
JOHN D. SMITH

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 JANEICE F. SMITH, MARRIED, and husband, JOHN D. SMITH, 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 23rd day of December, 1997.

Mitchell A. Watts
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 ____.

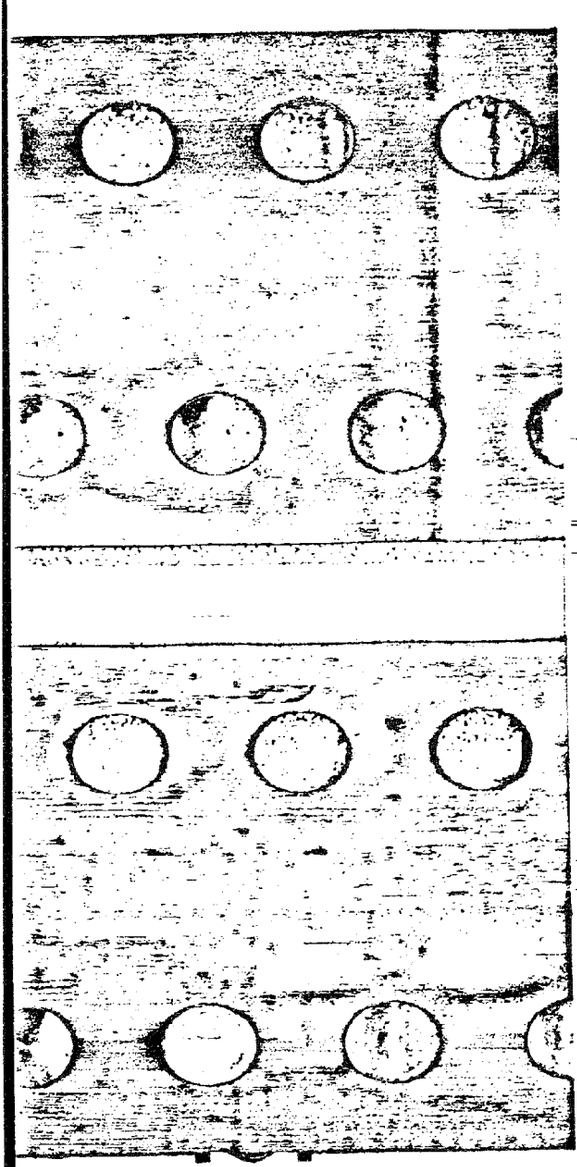
My Commission Expires: _____

_____
Notary Public

0258548
IDENTIF. & REFERENCE

96 DEC 26 AM 8:37
DAVIDSON COUNTY, TN.

8753 12/26 0101 03CHECK 268.00



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

RECEIVED OF _____

FOR _____

BOOK 10299 PG 966

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
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
12/26/96	01	08:37	0001	8753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0258548
IDENTIF. # REFERENCE

96 DEC 26 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1101320