BOOK 10301 PG 278

**STATE OF TENNESSEE** 7210-M
**COUNTY OF Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

x Sharon Y. Tucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 19 96

Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

*THIS INSTRUMENT WAS PREPARED BY*
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Sharon Y. Tucker | NationsBanc Mortgage Corporation | 80-8-107 |
| (NAME) | (NAME) | |
| 3242 Panorama Drive | P. O. Box 35140 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Nashville, Tennessee 37218 | Louisville, KY 40232 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, Jewel G. Eller, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sharon Y. Tucker, a single person

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:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Section 1, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County.

Said Lot No. 175 fronts 55 feet on the east of Panorama Drive and extends back 146.1 feet on the north line and 134.05 feet on the south line to a dead line in the rear on which it measures 56.33 feet.

BEING the same property conveyed to George M. Eller and wife, Jewel G. Eller, by deed from Frank E. Harris and wife, Naomi B. Harris, filed of record in Book 4161, page 551, Register's Office for Davidson County, Tennessee.

The said George M. Eller having since deceased.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

0259067
IDENTIF. & REFERENCE

96 DEC 26 PM 3:31
DAVIDSON COUNTY, TN.

This is improved property known as 3242 Panorama Drive, Nashville, Tennessee 37218

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 her hand this 20th day of December, 19 96.

Jewel G. Eller

BOOK 10301 PG 279

7210-M

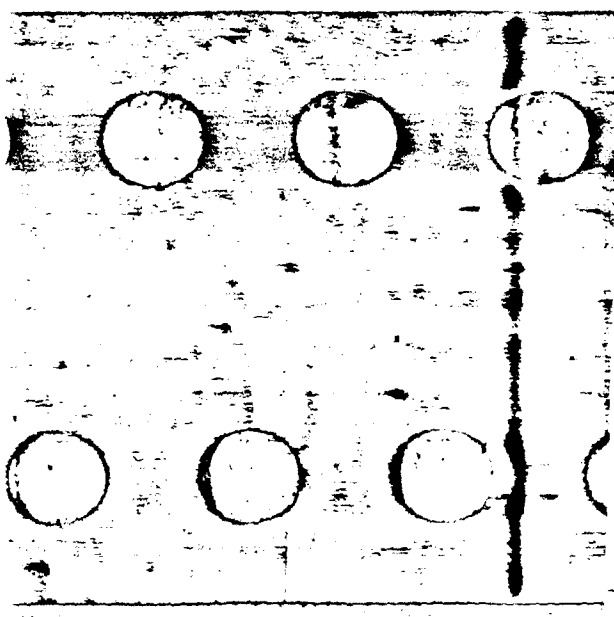
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Jewel G. Eller, unmarried the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 20th day of December, 19 96.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

2311 12/26 0401 03CHECK 25.00



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

RECEIVED OF _____

FOR _____

BOOK 10301 PG 280

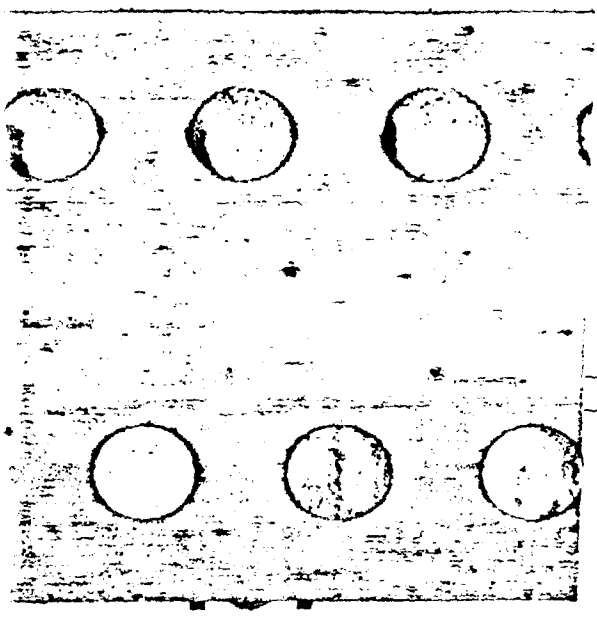
CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED
CC CERTIFIED COPY
REL RELEASE
UCC UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 67000.00
CON TX 247.90
PRFEE 1.00
WDEED 8.00
TOTAL 256.90
CHECK 256.90

12/26/96 01 15:33 0001 9311

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02590 67
IDENTIF. & REFERENCE

96 DEC 26 PM 3:31

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 110187C