[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[Sandra Marie Price	First American National Bank	MAP and PARCEL
[309 Ketch Cove	Attn: Tax Dept.	98-9-A-16
[Hermitage, TN 37076	First American Center Nashville, TN 37237-0209	

[This instrument prepared by: Cindy S. Smith, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 10315 PG 224

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James A. Ellis, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Sandra Marie Price, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 115 on the Plan of Lake Shore, Phase One, of record in Book 6900, Page 684, Register's Office for said County, to which plan reference is made for a more complete legal description.

BEING the same property conveyed to James A. Ellis and wife, Anita M. Robinson by warranty deed from Gary W. Hubert and wife, Deborah J. Hubert of record in Book 8355, Page 108, Register's Office, Davidson County, Tennessee. The said Anita Ellis, being one and the same person as Anita M. Robinson, later quitclaimed her interest in the property to James A. Ellis by quitclaim deed of record in Book 10121, Page 297, said Register's Office.

This is property with a common address of 309 Ketch Cove, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **1) Property taxes for the current year, said taxes being prorated; 2) The Plan of Record in Book 6900, Page 684, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 7572, Page 669, said Register's office.**

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $186,000.00
[
[Affiant
[Subscribed and sworn before me this 31st day of December, 1996.
[
[My Commission Expires: 6/22/98 Notary Public

NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **December, 1996.**

BOOK 10315 PG 225

James A. Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James A. Ellis, married** , with whom I am personally acquainted, or who 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 at **Nashville,**, Tennessee, this **31st** day of **December, 1996.**

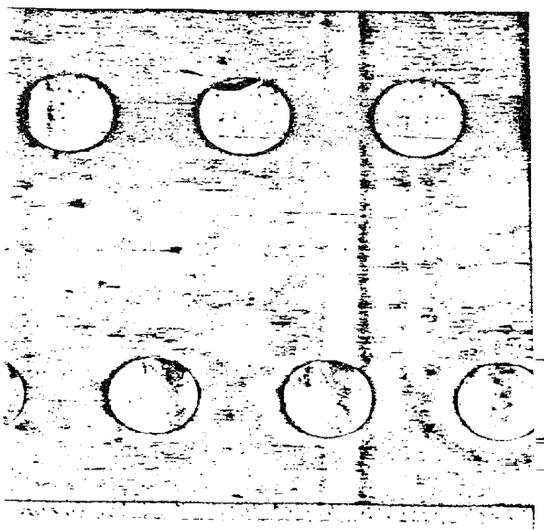
Notary Public
My Commission Expires:

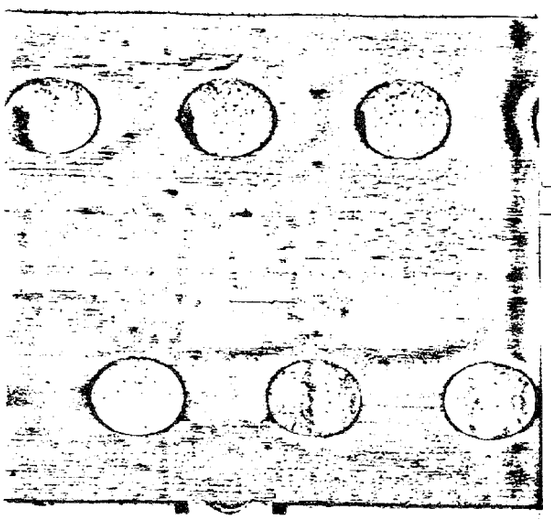
File No. 9612C491

0262729
IDENTIFICATION REFERENCE

97 JAN -9 AM 8:43
REGISTER
DAVIDSON COUNTY, TN.

3286 01/09 0101 03CHECK 697.20





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

RECEIVED OF _____

FOR _____

BOOK 10315 PG 226

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	186000.00
			CON TX	688.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	697.20
			CHECK	697.20
01/09/97	01		08:41 0001	3286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262729
IDENTIF. # REFERENCE

97 JAN -9 AM 8:

DAVIDSON COUNTY

No. 1105812