This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10381 PG 41

ADDRESS NEW OWNER:
Danny Keith Ellis
615 Woodland Street
Nashville, TN 37206

SEND TAX BILL:
To Owner

MORTGAGEE:
First Nationwide Mortgage
P. O. Box 9481
Gaithersburg, MD 20898-9481

MAP AND PARCEL:
MAP 83-2
PARCEL 37
27W-23770

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Timothy L. Johnson, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Danny Keith Ellis, 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 55 feet of the westerly 116 feet of Lot No. 4 on the Plan of H. M. Doak's Subdivision, of record in Book 332, Page 22, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary L. Johnson and husband, Timothy L. Johnson, by deed from Judy M. Murphy, devisee of the Will of Floyd H. Mason of record in Book 7683, Page 282, Register's Office for Davidson County, Tennessee. The said Mary L. Johnson having since died. 7328 03/14 0101 03CHECK 174.2[illegible]

This is the same description as in previous deed of record.

Grantee herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Floyd H. Mason and wife, Barbara B. Mason to Veterans Administration, which deed of trust is recorded in the office of the Register of Deeds of Davidson County, Tennessee, in Book 6534, Page 140, and note of even date thereby secured, in the original principal amount of $36,150.00, payable now to First Nationwide Mortgage. And for the same consideration Grantee hereby assume the obligations of Timothy L. Johnson, under the terms of the instruments creating the loan to indemnify the Department of Veterns Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of chapter 37, title 38, of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property. The escrow account transferred to Grantee. Loan No. 312978-0

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 1425 Greenwood Avenue, Nashville, TN 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 Danny Keith Ellis, his heirs and assigns, forever; and I, Timothy L. Johnson, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24th day of October, 1996.

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Timothy L. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Timothy L. Johnson, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of October, 1996.

NOTARY PUBLIC

My Commission Expires: My Commission Expires May 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 44,671.74.

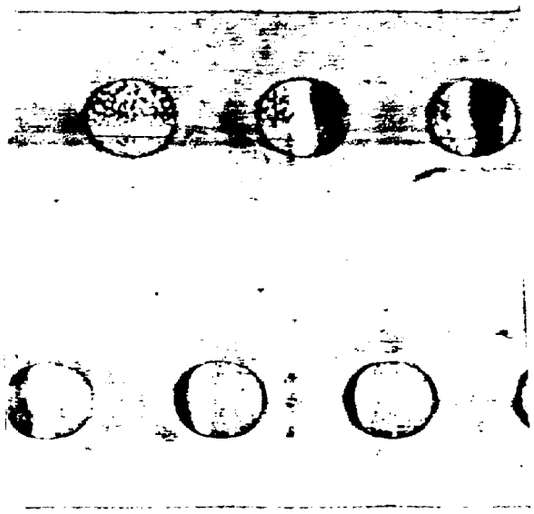
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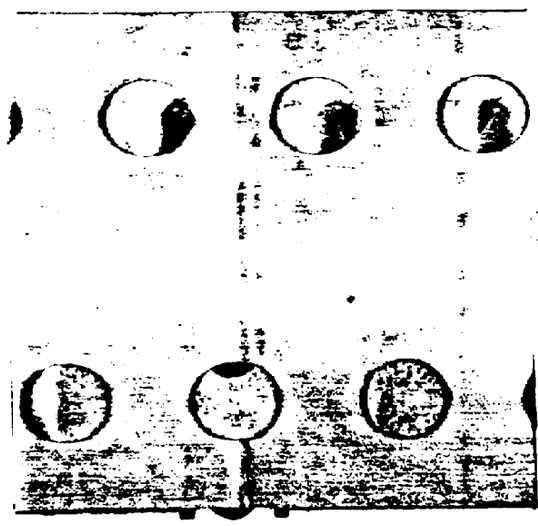
Subscribed and sworn to before me this 24th day of October, 1996.

NOTARY PUBLIC
My Commission Expires: 3/22/97

0283229
IDENTIFICATION REFERENCE

97 MAR 14 PM 3:47
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

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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 44671.74
CON TX 165.29
PRFEE 1.00
WDEED 8.00
TOTAL 174.29
CHECK 174.29

03/14/97 01 15:49 0001 7328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0283229
IDENTIF. & REFERENCE

97 MAR 14 PM 3:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1127669