BOOK 10421 PG 384

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 $ 37,900.00

Danny Keith Ellis
Affiant

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

Subscribed and sworn to before me, this 15th day of April 19 97

Mitchell A. Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DANNY KEITH ELLIS 2015 Franklin Avenue Nashville, Tennessee 37206	DANNY KEITH ELLIS 933 Gale Lane Nashville, TN 37204	MAP 83-6 PARCEL 204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY SEVEN THOUSAND NINE HUNDRED AND NO/100---------- ($ 37,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, DAVID ALLEN COSTELLO, DAVID ALLEN COSTELLO, JR. and NANCY ELIZABETH COSTELLO BURKE, the sole heirs-at-law of Nancy * hereinafter called the Grantors, 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 50.0 feet of Lot "B" on the Plan of the First Subdivision of Brownsville as of record in Book 21, page 112, Register's Office for Davidson County, Tennessee.

SAID part of Lot "B" fronts 50.0 feet on the northerly side of Franklin Avenue, formerly Seymour Avenue or Watkins Street, and runs back between parallel lines, with the easterly margin Gentry Avenue, 150.0 feet to a dead line.

BEING the same property conveyed to Mrs. David Allen Costello (Nancy Elizabeth Costello) by deed from James Andrew Hickman of record in Book 8228, page 115, Register's Office for Davidson County, Tennessee.

*Elizabeth Costello (aka Mrs. David Allen Costello)

This is improved property known as 2015 Franklin 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, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have 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 First Subdivision of Brownsville of record in Book 21, page 112, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their 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 we have hereunto set our hands on this the 15th day of April, 19 97.

DAVID ALLEN COSTELLO

DAVID ALLEN COSTELLO, JR.

NANCY ELIZABETH COSTELLO BURKE

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 DAVID ALLEN COSTELLO, DAVID ALLEN COSTELLO, JR. and NANCY ELIZABETH COSTELLO BURKE 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 15th day of April, 1997.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

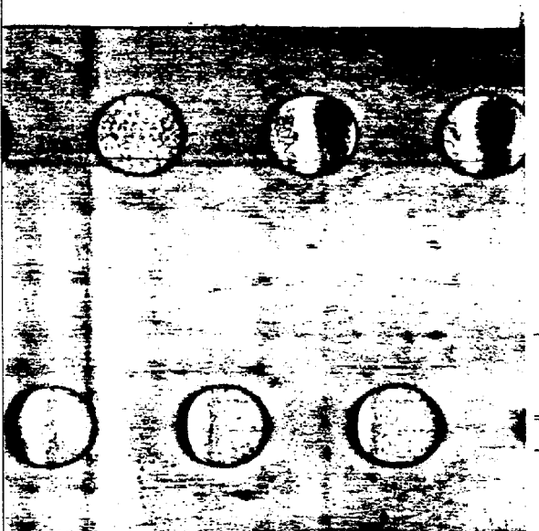
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

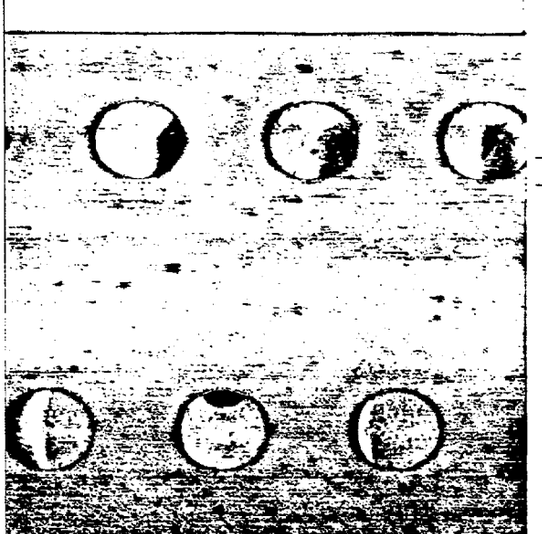
Witness my hand and official seal this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

0295733
IDENTIFICATION/REFERENCE
97 APR 18 AM 10:06
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.
0942 04/18 0101 03CHECK 149.23





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 37900.00
CON TX 140.23
PRFEE 1.00
WDEED 8.00
TOTAL 149.23
CHECK 149.23

04/18/97 01 10:07 0001 0942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295733
IDENTIF. REFERENCE

97 APR 18 AM 10:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1141087