THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 10422 PG 681
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 11,500.00

Affiant

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

Subscribed and sworn to before me, this 16th day of April 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
FRANKLIN D. CONLEY 405 N. 15th Street Nashville, Tennessee 37206	FRANKLIN D. CONLEY 105 Duling Avenue Madison, TN 37115	MAP 83-9 PARCEL 280

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ELEVEN THOUSAND FIVE HUNDRED AND NO/100----- ($ 11,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I, DANNY KEITH ELLIS, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto FRANKLIN D. CONLEY, UNMARRIED 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 Lot No. 20 on the Map of J.J. Temple Tract as of record in Book 421, page 29, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 50.0 feet on the easterly side of North 15th Street, formerly Bramblett Street, and runs back between parallel lines 200.0 feet to an alley.

BEING the same property conveyed to Danny Keith Ellis by deed from L.A. Newman & Co., Inc. of record in Book 10221, page 544, Register's Office for Davidson County, Tennessee.

JANET ELLIS, spouse of Danny Keith Ellis, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

1382 04/21 0101 03CHECK 51.55

This is improved property known as 405 N. 15th Street, 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___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has 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 J.J. Temple Tract of record in Book 421, page 29, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ 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 16th day of April, 19 97.

Danny Keith Ellis
DANNY KEITH ELLIS

Janet Ellis
JANET ELLIS

MITCHELLE 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 DANNY KEITH ELLIS and JANET ELLIS, the bargainors, 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 16th 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 ____.

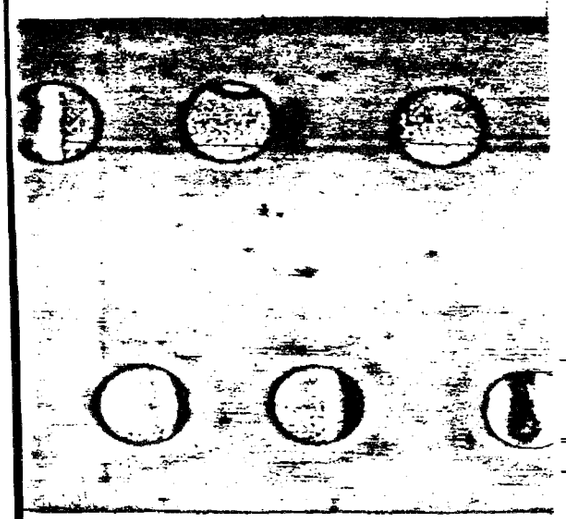
My Commission Expires: _____

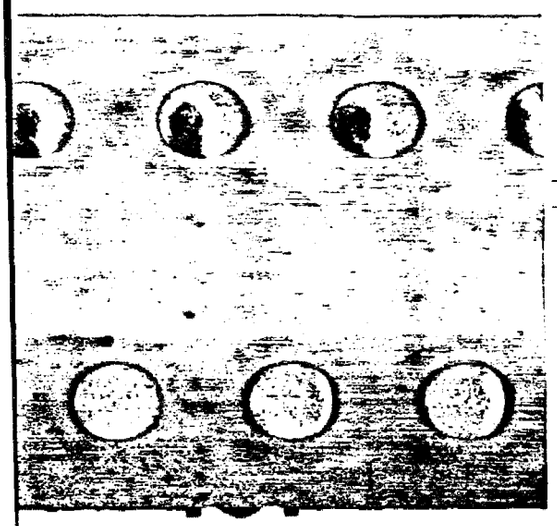
Notary Public

IDENTIF. & REFERENCE 0296126

97 APR 21 AM 9:38

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10422 PG 683

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 11500.00
				CON TX 42.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 51.55
				CHECK 51.55
04/21/97	01			09:41 0001 1382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0296126
IDENTIF. ↑ REFERENCE

97 APR 21 AM 9:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1141521