Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1232

WARRANTY DEED

BOOK 10544 PG 729

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Diane P. Weis Farone and husband, Ted Farone**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ben R. Ellis, and wife, Shelley E. Ellis**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 22 on the Final Plat of Hawthorne Subdivision, as of record in Book 1424, Page 22, Register's Office for said County.

Said Lot No. 22 fronts 70 feet on the southerly side of Clifton Avenue and runs back 227.4 feet on the easterly line and 237.7 feet on the westerly line, to the northerly line of Clairmont Subdivision, measuring 74 feet thereon.

Being the same property conveyed to Diane P. Weis by Warranty Deed from Dorothy Murphy, of record in Book 8133, Page 101, said Register's Office. Diane P. Weis is now known as Diane P. Weis Farone.

Ted Farone joins in this conveyance to convey any interest he may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 1501 Clifton Lane, Nashville, TN 37215

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of July, 1997

97 JUL 28 PM 3:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 0330925

Diane P. Weis Farone
Diane P. Weis Farone

Ted Farone
Ted Farone

BOOK 10544 PG 730

State of Tennessee)
County of Davidson)

On this the 21st day of July, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Diane P. Weis Farone and Ted Farone** , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 5-23-98

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$148,000.00**.

Affiant

Sworn and subscribed before me on this the 21st day of July, 1997.

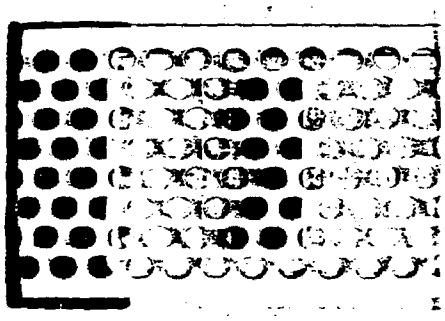
Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 5-23-98

95B4 07/28 0100 02CHECK 556-60

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Ben R. Ellis 1501 Clifton Lane Nashville, TN 37215	Owner	117-12-49



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

BOOK 10544 PG 731

RECEIVED OF _____

FOR _____

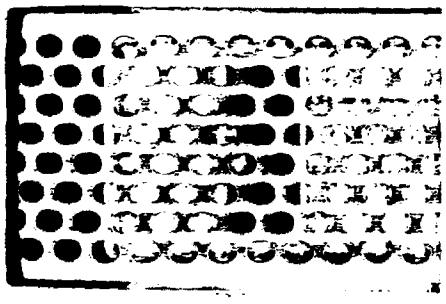
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
148000.00

CON TX	547.60
PRFEE	1.00
WDEED	8.00
TOTAL	556.60
CHECK	556.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9584



0330925
IDENTIFICATION REFERENCE

07 JUL 28 PM 3:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1179235