BOOK 10692 PG 153

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 $ 73,000.00

Affiant

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

Notary Public

My Commission Expires: 4-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
M. PATRICIA BULLINGTON 2015 Franklin Avenue Nashville, Tennessee 37206	FT MORTGAGE COMPANIES 2974 LBJ Freeway Suite 200 Dallas, Texas 75234	MAP 83-6 PARCEL 204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THREE THOUSAND AND NO/100---------- ---------- ($ 73,000.00) 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 M. PATRICIA BULLINGTON, UNMARRIED

hereinafter called the Grantee___, her 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 of Gentry Avenue, 150.0 feet to a dead line.

BEING the same property conveyed to Danny Keith Ellis, married, by deed from David Allen Costello, David Allen Costello, Jr. and Nancy Elizabeth Costello Burke, the sole heirs-at-law of Nancy Elizabeth Costello (aka Mrs. David Allen Costello), of record in Book 10421, page 384, 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.

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s 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).

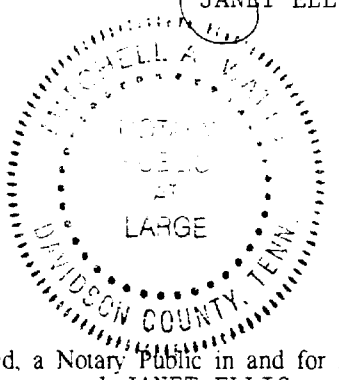
2. Matters shown on the Plan of First S/D of Brownsville of record in Book 21 , page 112 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 19th day of November, 19 97.

Danny Keith Ellis
DANNY KEITH ELLIS

Janet Ellis
JANET ELLIS



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 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 19th day of November, 19 97.

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

0372151

IDENTIFICATION

97 NOV 21 AM 9:48

07827 11/21 0101 03CHECK 279.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10692 PG 155

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	73000.00
CON TX	270.10
PRFEE	1.00
WDEED	8.00
TOTAL	279.10
CHECK	279.10

11/21/97 01 09:52 0001 0787

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0372151

IDENTIFICATION

97 NOV 21 AM 9:48

REGISTER

DAVIDSON COUNTY, TN.

No.1223354