BOOK 10696 PG 802

**WARRANTY DEED**

Mail to:

JACK CASE WILSON
ATTORNEY-AT-LAW
P. O. BOX 3451
BRENTWOOD, TN 37024-3451

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 1997.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark E. Ellis | FT Mortgage Companies | 134-14-23 |
| (NAME) 319 Josam Drive | (NAME) P.O. Box 146 | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Memphis, TN 38101 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BROOK L. BAGWELL AND WIFE SHERIL D. BAGWELL** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK E. ELLIS AND WIFE LEE ANDREA ELLIS** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Luna Heights Section 3 of record in Plat Book 2900, Page 138, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Brook L. Bagwell and wife Sheril D. Bagwell by deed of record in Book 8460, Page 103, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Brook L. Bagwell by Sheril D. Bagwell as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10696 Page 801, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved ( X ) property, known as 319 Josam Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

97 NOV 25 PM 2:50
FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN.

408 11/25 0101 02CHECK 270.50

BOOK 10696 PG 803

Witness my/our hand(s) this 13th day of November, 1997.

Brook L. Bagwell by Sheril Bagwell Attorney in fact
Brook L. Bagwell
By: Sheril D. Bagwell, Attorney-In-Fact

Sheril D. Bagwell

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, , a Notary Public in and for said County and State, the within named ~~Brook L. Bagwell and wife~~ Sheril D. Bagwell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 13th day of November, 1997

Commission expires: 5/16/98

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

On this 11/13/97 before me personally appeared Sheril D. Bagwell, the person who executed the foregoing instrument on behalf of Brook L. Bagwell, and acknowledged that she executed the same as the free act and deed of the said Brook L. Bagwell, through Power of Attorney granted her, by the said Brook L. Bagwell.

Notary Public

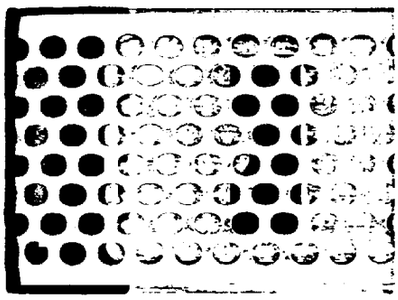
Commission Expires: 5/16/98

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10696 PG 804

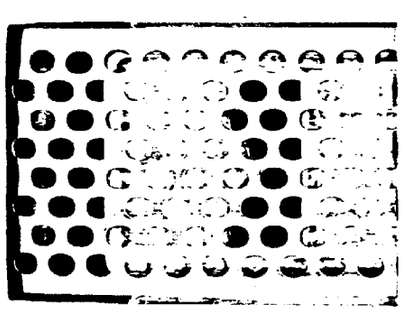
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 86900.00
CON TX 321.53
PRFEE 1.00
WDEED 8.00
TOTAL 330.53
CHECK 330.53

11/25/97 01 14:51 0001 4018

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0373579
IDENTIF. # REFERENCE

7 NOV 25 PM 2:51

IX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1224867