0408231

BOOK 10824 PG 323

IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

98 MAR -5 AM 10: 11

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Edward D. Dansby, et ux 3232 Dove Place Nashville, TN 37218	Same as New Owner	Map 59-13 Parcel 71

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EVELYN S. ELLIS, joined by her husband, ROBERT E. ELLIS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto EDWARD D. DANSBY and wife, MAGGIE L. DANSBY, hereinafter referred to as 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. 77 on the Plan of Treppard Heights Subdivision, Section VI, as of record in Book 2900, page 11, Register's Office for said County.

SAID Lot No. 77 fronts 115 feet on the northerly side of Dove Place and extends back 340.6 feet on the westerly line and 348 feet on the easterly line, to a dead line in the rear on which it measures 115 feet.

BEING the same property conveyed to Robert E. Ellis and wife, Evelyn S. Ellis, by deed from Gladys M. Jackson, a widow, of record in Book 9440, page 12, Register's Office for Davidson County, Tennessee. And, further being the same property conveyed to Evelyn S. Ellis by Quitclaim Deed from Robert E. Ellis being recorded simultaneously herewith.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3232 Dove Place, Nashville, TN 37218.

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 and assigns, forever.

And WE, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 2900, page 11, said Register's Office.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES HERETO WITHOUT A TITLE EXAMINATION BY THE PREPARER.

And WE, the GRANTORS, 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.

JOYCE LYNN GARTON executes this document as Attorney-in-Fact for EVELYN S. ELLIS, under a Power of Attorney of record in Book 9631, page 731, Register's Office for Davidson County, Tennessee.

JOINDER OF SPOUSE: ROBERT E. ELLIS, husband of EVELYN S. ELLIS, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 4th day of March, 1998.

"GRANTORS"

Robert E. Ellis
ROBERT E. ELLIS

Evelyn S. Ellis by Joyce Lynn Garton
EVELYN S. ELLIS
By: Joyce Lynn Garton, Attorney In Fact

"GRANTEES"

Edward D. Dansby
EDWARD D. DANSBY

Maggie L. Dansby
MAGGIE L. DANSBY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 4th day of March, 1998, before me, personally appeared Joyce Lynn Garton, to me known to be the person who executed the foregoing instrument on behalf of EVELYN S. ELLIS, and acknowledged that she executed the same as the free act and deed of the said EVELYN S. ELLIS.

WITNESS my hand and official seal this the 4th day of March, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. ELLIS and EDWARD D. DANSBY and wife, MAGGIE L. DANSBY, 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, at office, this the 4th day of March, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

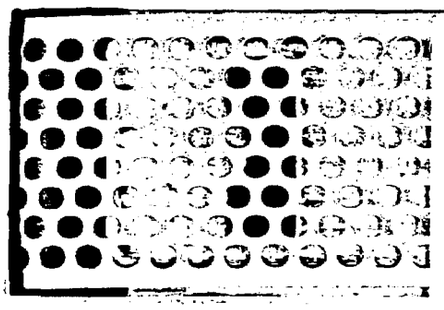
Edward D. Dansby
Affiant

Sworn to and subscribed before me, this the 4th day of March, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

98 03/05 0101 03CHECK 240.50



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

RECEIVED OF _____

FOR _____

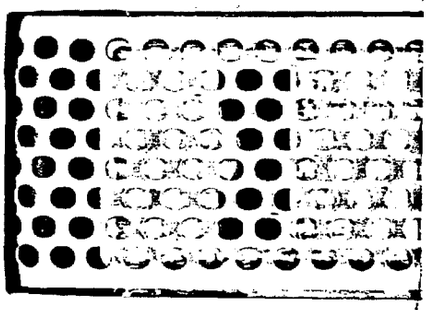
BOOK 10824 PG 325

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 65000.00
CON TX 240.50
PRFEE 1.00
[illegible] 3.00
TOTAL [illegible]
CHECK 246.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



040823

IDENTIF. ↑ REFERENCE

98 MAR -5 AM 10:11

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

03/05/98 01 10:10 0001 1399

No. 1261824