BOOK 10837 PG 543

3

STATE OF TENNESSEE
COUNTY OF Davidson
7579-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Melanie S. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 19 98.

Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie S. Walker	First Capital Mortgage Corporation	136-14-0156
(NAME)	(NAME)	
721 Holder Drive	II Chase Corporate Center #80	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37217	Birmingham, Alabama 35244	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Thomas W. Ellis, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Melanie S. Walker, unmarried

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. 67-A on the Plan of Zone Lot Division Lots 67-70, Harbor Gate, Section one of record in Plat Book 5200, page 712, and amended in Plat Book 6200, page 331, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Thomas W. Ellis, unmarried, by deed from Grippie L. Lawson, Jr. and Karen Johnson Lawson, filed of record in Book 9660, page 863, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Jillian P. Ellis, spouse of Thomas W. Ellis, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

This is improved property known as 721 Holder Drive, Nashville, Tn 37217

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 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.

Witness his hand this 27th day of February, 19 98.

Thomas W. Ellis

Jillian P. Ellis

7579-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named

Thomas W. Ellis, married

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 27th day of February, 19 98.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

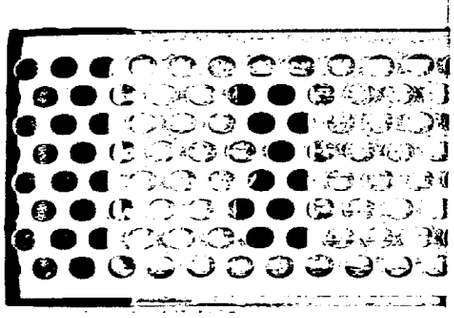
MARK A. ELLMORE NOTARY PUBLIC DAVIDSON COUNTY

041092
IDENTIF. & REFERENCE

98 MAR 13 PM 2:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5690 03/13 0101 03CHECK 219.90



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

RECEIVED OF _____

FOR _____

BOOK 10837 PG 545

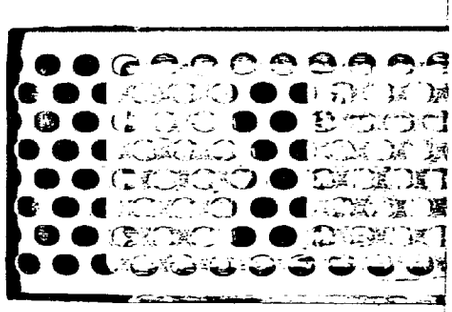
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
TOTAL ~~219.90~~
CHECK ~~219.90~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/98 01 14:16 0001 5690



04 12092
IDENTIF. ↑ REFERENCE

98 MAR 13 PM 2:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1266064