22

BOOK 10861 PG 189

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 19 98

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAY P. ELLIS	FIRST TRUST MORTGAGE COMPANY	155-8[illegible] 36CO
(NAME)	(NAME)	
6624 AUTUMNWOOD DRIVE	6525 QUAIL HOLLOW RD., SUITE 300	09D-80282
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	MEMPHIS, TN 38120	
(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, BENJAMIN E. PFEFFER AND WIFE, AMY E. PFEFFER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAY P. ELLIS AND WIFE, MELISSA 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. 36, on the Plan of Poplar Creek Estates, Phase Two, of record in Plat Book 6900, pages 339 through 347, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Poplar Creek Estates, Phase Two, as said areas are set forth and defined in Restrictions of record in Book 9472, page 824 and Charter of record in Book 7120, page 125; Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to BENJAMIN E. PFEFFER AND WIFE, AMY E. PFEFFER, by deed from Timothy A. Weill and wife, Glenda F. Weill, of record in Book 10210, page 330, Register's Office for DAVIDSON County, Tennessee.

This instrument is executed on behalf of BENJAMIN E. PFEFFER AND WIFE, AMY E. PFEFFER, by JOAN COTHRAN, as their Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated March 23, 1998, made by:

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 6624 AUTUMNWOOD DRIVE, NASHVILLE, TN 37221
(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 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 our hand s this 26th day of March, 19 98

BENJAMIN E. PFEFFER
By: Benjamin E. Pfeffer By Joan Cothran
JOAN COTHRAN, ATTORNEY-IN-FACT

AMY E. PFEFFER
By: Amy E. Pfeffer By Joan Cothran
JOAN COTHRAN, ATTORNEY-IN-FACT

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*** LEGAL DESCRIPTION CONTINUATION

LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

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 JOAN COTHRAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of BENJAMIN E. PFEFFER AND WIFE, AMY E. PFEFFER, as their Attorney-in-Fact, as the free act and deed of the within named BENJAMIN E. PFEFFER AND WIFE, AMY E. PFEFFER.

WITNESS my hand and official seal at Nashville, Tennessee, this 26TH day of MARCH, 1998.

NOTARY PUBLIC I. DYKE TATUM

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 05/27/2001

04187314

IDENTIF. & REFERENCE

98 MAR 31 AM 9:26

FELIX Z. COLSCOTT JR. REGISTER
DAVIDSON COUNTY, TN.

2832 03/31 0101 03CHECK 671.30

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

RECEIVED OF _____

FOR _____

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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 179000.00
CON TX 662.30
PRFEE 1.00
WDEED 8.00
TOTAL 671.30
CHECK 671.30

03/31/98 01 09:28 0001 2932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 18734
IDENTIF. # REFERENCE

98 MAR 31 AM 9:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1273101