BOX 1

WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Ellis	Guaranty Trust Company	MAP 172-12B
(NAME)	(NAME)	
3012 Cody Hill Road	726 South Church Street	PARCEL 346
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37130	
(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, Alfred E. Hamilton and wife, Joyce M. Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Ellis and wife, Corlis 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. 219 on the Plan of Bradford Hills, Section Fourteen, as of record in Plat Book 7900, page 6 and amended in Book 7900, page 739, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alfred E. Hamilton and wife, Joyce M. Hamilton by deed from Yazdian Construction, Inc. of record in Book 9594, page 203, Register's Office for Davidson County, Tennessee.

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

0459782
IDENTIF. ↑ REFERENCE

98 JUL -7 PM 4:16
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

0663 07/07 0101 03CHECK 621.50

unimproved ( )
This is improved (X) property, known as 3012 Cody Hill Road, 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 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 31 day of May 1998

Alfred E. Hamilton

Joyce M. Hamilton

STATE OF ~~TENNESSEE~~ GEORGIA /
COUNTY OF COBB

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alfred E. Hamilton and wife, Joyce M. Hamilton

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 at ~~Nashville, Tennessee~~ LEXUA, ~~Tennessee~~, this 31ST day of MAY 19 98.

Commission expires April 22, 2001

My Commission Expires June 16th, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

Warranty Deed from Alfred E. Hamilton and wife, Joyce M. Hamilton, to.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

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	
	165000.00
CON TX	610.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	621.50
CHECK	621.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0459782
IDENTIF. & REFERENCE
98 JUL -7 PM 4:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316410