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U481579

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (cmw) Title No: 40191
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richards J. Ellis Sherry A. Ellis 4307 Glen Eden Drive Nashville, TN 37205	First Republic Mortgage Corporation 3212 West End Avenue, Suite 500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 116-15-66 BM 7595

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 340000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lewis J. Anderson, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Richards J. Ellis and spouse, Sherry A. Ellis,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Signal Hill Drive Subdivision of record in Book 8250, Page 358, Register's Office for said County.

SAID Lot No. 2 fronts 189.59 feet on the southwesterly margin of Glen Eden Drive and extends back 176.35 feet on the northwesterly line and 132.01 feet on the southeasterly line to a broken line in the rear, measuring 207.60 feet thereon.

BEING the same property conveyed to Lewis J. Anderson by deed from Sharon B. Berman and husband, Joseph B. Berman of record in Book 10418, Page 375, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 8250, Page 358, said Register's Office, which Plan shows minimum building setback lines to be determined by Metropolitan Zoning Regulcations; A 10 foot easement for sewer and water main purposes granted to The City of Belle Meade, across the front portion of said lot, of record in Book 5787, Page 196, said Register's Office.

This is improved property, known as: 4307 Glen Eden Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of August, 1998.

Lewis J. Anderson

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State of Tennessee
County of Davidson

On this 27th day of August, 1998, before me the undersigned authority, personally appeared **Lewis J. Anderson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 340000.00

Affiant

Sworn and subscribed before me on the 27th day of August, 1998.

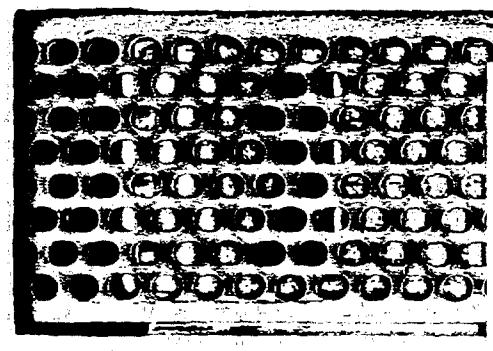
Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

4068 08/31 0101 03CHECK 12697.

Wldoc: Deed Wty—12/92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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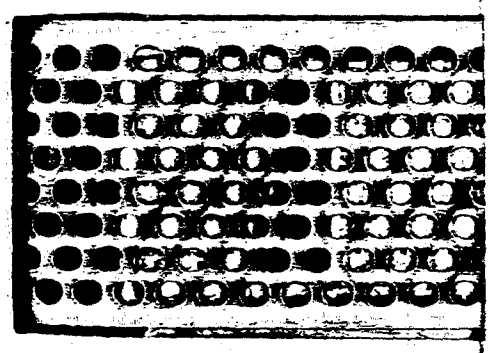
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 340000.00
CON TX 1258.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1269.00
CHECK 1269.00

08/31/98 01 13:51 0001 4068

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04815 79
IDENTIF. ← REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339526