0519375

IDENTIF. & REFERENCE

98 DEC -2 AM 11:11

REGISTER
DAVIDSON COUNTY, TN.

Box 1

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BOOK 11230 PAGE 304

# WARRANTY DEED

**This Indenture** made this **25th** day of **November, 1998** between **Johnny Bryce Ellis and Monica E. Ellis, Married**, GRANTORs, and **John R. Adams and Cindy E. Adams, Married**, as GRANTEEs.

WITNESSETH, That said Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

**Being Lot No. 139 on the Plan of Glencliff Estates, VI, of record in Plat Book 2133, page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Johnny Bryce Ellis and wife, Monica E. Ellis by deed from J. B. E. Trustee by David E. Waynick, Trustee of record in Book 8164, page 500, Register's Office for Davidson County, Tennessee.**

**Subject to any and all easements and/or restrictions of record in Register's Office for Davidson County, Tennessee.**

**Subject to all matters of record in Plat Book 8164, page 500, Register's Office for Davidson County, Tennessee.**

**Subject to restrictive covenants of record in Book 2199, page 582, and Book 2604, page 261, Register's Office for Davidson County, Tennessee.**

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 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s ve hereunto se their hand and seal this day and year first above written.

WITNESSES

_____

_____

Johnny Bryce Ellis

**Johnny Bryce Ellis,**

Monica E. Ellis

**Monica E. Ellis,**

COUNTY OF DAVIDSON
STATE OF TENNESSEE

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny Bryce Ellis and Monica E. Ellis, the bargainors, with whom I am personally acquainted (or proved to be 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 this25th day of November, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/26/02

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $126,900.00

Affiant

Subscribed and sworn before me this 25th day of November, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/26/02

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
John R. Adams
308 Browning Road
Nashville, Tennessee 37211

Send Tax Bills To:
Mid-State Financial Services, Inc.
2021 Richard Jones Road
Nashville, Tennessee

Map & Parcel No.
Map 119-4 Parcel 82

4265 12/02 0101 03CHECK 480-53

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11230 PAGE 366

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CANT | |
| | | | | 126900.00 |
| | | | CON TX | 469.53 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 480.53 |
| | | | CHECK | 480.53 |

12/02/98 01 11:12 0001 4265

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REGISTER
DAVIDSON COUNTY, TN.

0519375
IDENTIF. REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1379290