Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joyce Ellis Garton 1405 Oakland Acres Drive Nashville, TN 37115	Same as New Owner	Map 51-11 Parcel 98

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBERT E. ELLIS and wife, EVELYN S. ELLIS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JOYCE ELLIS GARTON, a single woman, hereinafter referred to as the "GRANTEE", her 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 a tract marked "B" on the Map of Oakland Acres, Section Eleven, as of record in Book 3700, page 26, Register's Office for said County.
>
> Said Parcel "B" fronts 221.45 feet on the east side of Oakland Acres Drive and extends back 173.69 feet on the northerly line and 195.02 feet on the southerly line, to a line in the rear on which it measures 187.06 feet.
>
> Being the same property conveyed to Robert E. Ellis and wife, Evelyn S. Ellis, by deed of record in Book 4323, page 437, Register's Office for Davidson County, Tennessee, and being a part of the same property conveyed in the deed destroying a tenancy by the entirety and creating a tenancy in common in Robert E. Ellis and Evelyn S. Ellis filed for record in Book 9606, page 147, said Register's Office.
>
> The said property is improved property known as 1405 Oakland Acres Drive, Nashville, Davidson County, TN 37115.
>
> The property description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

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, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for:

1. 1998 State and County real property taxes, which are a lien but not yet due and payable, and which will be paid in full by the GRANTORS, when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Joyce Lynn Garton executes this Deed for and on behalf of Evelyn S. Ellis, under a General, Durable Power of Attorney filed for record in Book 9631, page 731, Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 23rd day of December, 1998.

"GRANTORS"

Robert E. Ellis
ROBERT E. ELLIS

Evelyn S. Ellis
EVELYN S. ELLIS
By: Joyce Lynn Garton, Attorney-in-fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. ELLIS, 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, at office, this the 23rd day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 8/29/2001

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 23rd day of December, 1998, before me, personally appeared JOYCE LYNN GARTON, to me known to be the person who executed the foregoing instrument on behalf of EVELYN S. ELLIS, and acknowledged that she executed the same as the free act and deed of the said EVELYN S. ELLIS.

WITNESS my hand and official seal this the 23rd day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 8/29/2001

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Joyce Ellis Garton
Affiant

Sworn to and subscribed before me, this the 23rd day of December, 1998.

NOTARY PUBLIC

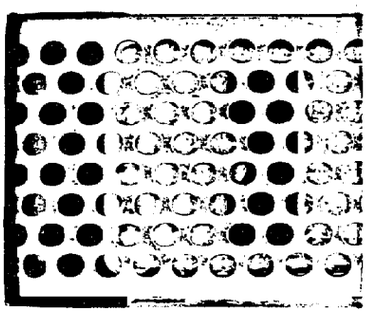
My Commission Expires: 8/29/2001

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

0531534
IDENTIF. ↑ REFERENCE
98 DEC 31 PM 2:25
DAVIDSON COUNTY, TN
7231 12/31/1998 03:01:01 CHECK 566.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11277 PAGE 71

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

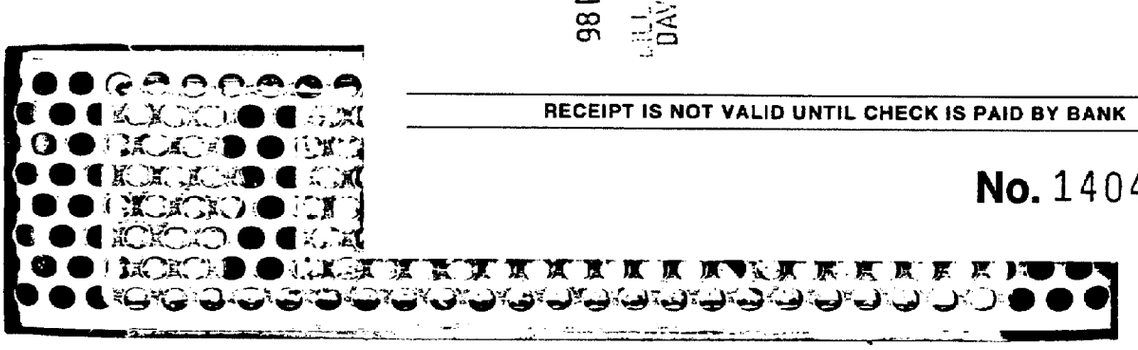
CAMT	150000.00
CON TX	555.00
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	566.00
CHECK	566.00

12/31/98 01 14:17 0001 7231

05315 34
IDENTIF. ↑ REFERENCE

98 DEC 31 PM 2:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404537