Box 52

WARRANTY DEED

BOOK 11338 PAGE 889

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Michael J. Thrain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February 19 99

Sharon E. Civils
Notary Public

MY COMMISSION EXPIRES: 03-13-02
(AFFIX SEAL)

SHARON E. CIVILS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 300, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry M. Ellis	Source One Mortgage Services	172-8B-58CO
(NAME)	(NAME)	
213 Walking Horse Hill	27555 Farmington Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Famington Hills, MI 48334-3314	
(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, Michael Joseph Thrain, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry M. Ellis and wife, Jymmie Ann Ellis and Todd C. Ellis and wife, Amie E. 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:

Being Lot NO. 58, Phase Two on the Plan of Bridle Downs (formerly Forest Acres, Section Three, Phase One) of record in Plat Book 7900, Page 241, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael J. Thrain and wife, Lisa J. Thrain by deed from Fox Ridge Homes, Inc. of record in Book 8937, page 772, Register's Office for Davidson County, Tennessee and further being the same property conveyed to Michael Joseph Thrain by quitclaim deed from Lisa Jean Thrain of record in Book 11092, page 919, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Jymmie Ann Ellis and Jymmie A. Ellis are one and the same person.

Michael J. Thrain and Michael Joseph Thrain are one and the same person.

unimproved ( )
This is improved (X) property, known as 213 Walking Horse Hill, 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 my hand this 4th day of February, 19 99

Michael Joseph Thrain

Michael Joseph Thrain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Joseph Thrain, unmarried,

the bargainor _____, 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 and official seal at Brentwood, Tennessee, this _____ day of February, 19 99.

Commission expires 03-03-02

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

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

054851 2
IDENTIF. ↑ REFERENCE

99 FEB 12 AM 8:47
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

05-010 510.50 MCHECK 0101 02/12/99 $325

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

MAMT
135000.00
ERR CO
MAMT
135000.00-
CAMT
135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 510.50
CHECK 510.50
02/12/99 01 08:47 0001 5325

05485/2
IDENTIF. ↑ REFERENCE

99FEB 12 AM 8:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424596