THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

# Warranty Deed

BOOK 11379 PG. 487

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Pylant Ellis, et ux<br>301 West Due West Ave<br>Madison, Tn. 37115 | Same as New Owner | Map 30<br>Parcel 116 |

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, JAMES C. KING, JR. and wife, SHEILA M. KING, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto PYLANT ELLIS and wife, JUANITA ELLIS, hereinafter referred to as 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 part of the property described in Book 4579, pages 381 and 383, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by Frank V. Neely, Tennessee No. 1493, as follows:
>
> BEGINNING at a point in the southerly margin of Simpkins road, said point being a common corner of the within described tract and the Dickerson property described in Book 649, page 341, said Register's Office; thence in a southeasterly direction along the southerly margin of Simpkins Road and around a curve a distance 230.84 feet to a point; said point being the beginning of another curve; thence continuing in a southeasterly direction along the southerly margin of Simpkins Road 24.57 feet to a point; thence leaving Simpkins Road, South 51 deg. 10 min. 15 sec. East 151.62 feet to a point; thence South 63 deg. 05 min. 27 sec. West 139.27 feet to a point, said point being the southeasterly corner of the within described tract; thence North 70 deg. 39 min. 42 sec. West 250.11 feet to a point, said point being the southwesterly corner of the within described tract; thence in a northerly direction along the easterly boundary of the Dickerson property 136.04 feet to the point of beginning.
>
> BEING the same property conveyed to James C. King, Jr. and wife, Sheila M. King, by deed from Mitchell S. Rogers, Sr. and wife, Persephanie Rogers, of record in Book 11267, page 982, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 5401 Simpkins Road, Whites Creek, TN 37189.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, 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 to the said GRANTEES, their heirs ans assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JAMES C. KING, JR.

SHEILA M. KING

"GRANTEES"

PYLANT ELLIS

JUANITA ELLIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES C. KING, JR. and wife, SHEILA M. KING, and PYLANT ELLIS and wife, JUANITA ELLIS, 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, at office, this the 9th day of March, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $51,100.00.

Affiant

Sworn to and subscribed before me, this the 9th day of March, 1999.

NOTARY PUBLIC

SUMNER CO.
MY COMMISSION EXPIRES
DECEMBER 6, 2001

0559707

99 MAR 11 PM 12:47

TAX 03/11 0101 CHECK 200.07

# OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

| | | | | | |
|---|---|---|---|---|---|
| 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 |

BOOK 11379 PG. 489

0559707

99 MAR 11 PM 12:47

| | | | | | |
|---|---|---|---|---|---|
| | | | | CAMT | 51100.00 |
| | | | | CON TX | 189.07 |
| | | | | PRFEE | 1.00 |
| | | | | WDEED | 8.00 |
| | | | | CFEE | 2.00 |
| | | | | TOTAL | 200.07 |
| | | | | CHECK | 200.07 |
| 03/11/99 | | 01 | 12:46 | 0001 | 7131 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436273