BOOK 11409 PG. 481

7942-C

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Jammy Davidson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 1-25-2003

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS: Mark A. Ellmore, Jr.	SEND TAX BILLS TO:	119-16-23
(NAME) 106 Glen Echo Drive	(NAME) SAME	
(STREET ADDRESS OR ROUTE NUMBER) Smyrna, TN 37167	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, William B. McCracken and William T. Twitty hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark A. Ellmore, Jr. and wife Sue Ellmore 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:

See exhibit A attached hereto and made a part hereof.

99 MAR 31 PM 2:17
WILL R. PUTNAM
DAVIDSON COUNTY, TN.
RECEIVED & RECORDED
REGISTER'S OFFICE
05 68146

This is improved property known as 725 Devon Lane, Nashville, TN 37211

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 their hand s this 26th day of March, 19 99.

William B. McCracken By William T. Twitty ATTY IN FACT
William B. McCracken

William T. Twitty
William T. Twitty

By William T. Keith ATTY IN FACT
Francis J. Messmer

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

7942-C

BOOK 11409 PG. 482

STATE OF TENNESSEE
COUNTY OF Davidson

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

William T. Twitty

the bargainors, 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 Nashville, Tennessee, this 26th day of March, 19 99.

My commission expires 1-25-2003

Notary Public

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

. TE STATE TAX 237.00

On this the 26th day of March, 1999 before me the undersigned Notary Public, personally appeared William T. Twitty, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for William B. McCracken and Francis J. Messmer, acknowledged that he executed the same as the act of his principal(s) for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public:

My commission expires: 1-25-2003

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File No.: 7942-C

EXHIBIT "A"

ATTACHMENT

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Battlewood, Section 3, as of record in Book 3300, page 4, Register's Office for said County, and as amended in Book 3310, page 233, Register's Office for Davidson County, Tennessee.

BEGINNING at the northwesterly margin of Devon Lane at a concrete monument, thence South 89 1/4 degrees 47 minutes West 288.58 feet; thence southerly 72.6 feet to corner of Lots No. 28 and 29; thence southeasterly 216.21 feet along the line between Lots Nos. 28 and 20 to the corner of Lots 28 and 29 and the westerly margin of Devon Lane; thence with the same and around a slight curve, northeasterly 259.36 feet to the beginning.

BEING the same property conveyed to Van D. Knowlton, William B. McCracken, Francis J. Messmen and William T. Twitty by deed from Benny N. Ray and wife, Patricia A. Ray, filed of record in Book 5290, page 324, Register's Office for Davidson County, Tennessee. The said Van D. Knowlton having since conveyed his one fourth (25%) interest to William B. McCracken and W. T. Twitty of record in Book 5819, page 333, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11409 PG. 484

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

05681146

IDENTIFICATION REFERENCE

99 MAR 31 PM 2:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CMTT	50000.00
CO TX	222.00
PRFEE	1.00
UCCFD	12.00
CFEE	2.00
TOTAL	237.00
CHECK	237.00

CO/BL-FP 01 14:17 0001 8033

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445091