Box 17

BOOK 11464 PG. 848

WARRANTY DEED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 99

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001

AFFIX SEAL AT PUBLIC

LAURI A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. King	Franklin American Mortgage	MAP 71-4
(NAME)	(NAME)	
2620 Woodyhill Drive	501 Corporate Center Drive #400	PARCEL 26
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37067	
(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, Robert H. Ellis and wife, Betty A. Ellis and Henry H. Ellis and wife, Cynthia J. Ellis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. King

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:

Land in Davidson County, TN, being Lot No. 227 on the Map of Joywood Heights, Section 2, as of record in Book 1130, pages 92 and 93, said Register's Office for said County.

Said Lot No. 227 fronts 60 feet on the westerly side of Woodyhill Drive, and runs back 196.9 feet on the northerly line and 195.2 feet on the southerly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Robert H. Ellis and wife, Betty A. Ellis by deed from Helen Floyd Corn, Marjorie Floyd Lawson, Brenda Kay Floyd Sloan and Patricia Diane Floyd Street of record in Book 4222, page 251 and to Robert H. Ellis and wife, Betty A. Ellis and Henry H. Ellis and wife, Cynthia J. Ellis by deed from Robert H. Ellis and wife, Betty A. Ellis of record in Book 10358, page 439, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1130, page 92-93, said Register's Office.

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2620 Woodyhill Drive, Nashville, TN 37207
(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 our hand s this 30th day of April, 19 99

Robert H. Ellis

Henry H. Ellis

Betty A. Ellis

Cynthia J. Ellis

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 Robert H. Ellis and wife, Betty A. Ellis and Henry H. Ellis and wife, Cynthia J. Ellis

the bargainor S, 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 and official seal at Nashville Tennessee this 30th day of April 19 99.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.

05831174
IDENTIFICATION REFERENCE
99 MAY -5 PM 2:46
REGISTER
DAVIDSON COUNTY, TN.
1
0022 05/05 0101 CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11464 PG. 850

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

05831 74

INDEXING REFERENCE

99 MAY -5 PM 2:46

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	62000.00
CON TX	229.40
PRFEE	1.00
MISCED	6.00
CFEE	2.00
TOTAL	240.40
CHECK	240.40

05/05/99 01 14:50 0001 2022

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456702