THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16530
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires SEPT. 23, 2

Address New Owner(s):	Send Tax Bills to	Tax Information
MR./MRS. DAVID M. ELLINGSON	SUNTRUST BANK, NASHVILLE, NA	130-7
709 Lynnwood Boulevard	P.O. Box 305110	64
Nashville, Tennessee 37205	Nashville, Tennessee 37230	BM1810

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN H. HURSHMAN AND WIFE, PENELOPE LEIGHTON, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID M. ELLINGSON AND WIFE, KIM C. ELLINGSON, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 709 Lynnwood Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of May, 1999.

JOHN H. HURSHMAN

PENELOPE LEIGHTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN H. HURSHMAN AND WIFE, PENELOPE LEIGHTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 1999.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

WARDEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Re-Subdivision Parts - Royal Oaks, as of record in Plat Book 974, pages 4 and 5, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John H. Hurshman and wife, Penelope Leighton by quitclaim deed from Artisan Associates, LLC, a Tennessee limited liability company of record in Book 10789, page 217, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1999, which have been prorated and assumed by the Grantees; (2) Easement of record in Book 4264, page 281; and (3) All matters appearing on the plan of record in Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

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

3423 05/27 0101 03CHECK 3988.50

05920023

MAIL TAX & REFERENCE

99MAY27 AM11:10

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11496 PG. 905

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

0592023

RECORDING # REFERENCE

99 MAY 27 AM 11:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	1075000.00
CON TX	3977.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	3988.50
CHECK	3988.50

05/27/99 01 11:13 0001 1423

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465998