MAP AND PARCEL:
75-09-0-098

This Instrument Prepared
From Information Furnished
by the Parties by:
Bolin and Ward, Attorneys
304 South Lowry
Smyrna, Tennessee 37167

NAME AND ADDRESS OF NEW OWNERS

BOOK 11499 PG. 298

Ezra Ellis and Wanda Ellis
1816 Barnwell
Hermitage, TN 37076

NAME AND ADDRESS OF PERSON PAYING TAXES

SAME AS ABOVE

FOR AND IN CONSIDERATION of the sum of Eighty-Five Thousand and 00/100 ($85,000.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged.

Floyd D. Haynes, has bargained and sold and does hereby transfer and convey unto Ezra Ellis and Wanda Ellis, husband and wife, their heirs and assigns, forever, that certain parcel of real estate situated in Civil District No. 4 of Davidson County, State of Tennessee, and being further described as follows:

SITUATED in District Number Four (4) of Davidson County, Tennessee and within the corporate limits of the City of Hermitage, Tennessee and being known and designated as all of Lot Two Hundred Thirty (230) on the Plan of SECTION TWO Revised, HERMITAGE HILLS, as the same appears of record in Plat Book 2900, Page 112 in the Register's Office of Davidson County, Tennessee, to which Plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Floyd D. Haynes by deed of record in Deed Book 9740, Page 39, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE Subject to public utility and drainage easements, setback lines and other special requirements or restrictions imposed by the appropriate governmental body, utility and/or health department as shown on subdivision plat of record in Plat Book 2900, Page 112; Restrictive Covenants of record in Book 3096, Page 50; all of record in the Register's Office of Davidson County, Tennessee, and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto said Grantees herein, their heirs and assigns, forever.

And, Grantor does covenant with the said Grantees herein that he is lawfully seized and possessed of said land in fee simple; has a good right to convey the same; and, the same is unencumbered except as above noted. The 1999 property taxes will be prorated between the parties to date.

And, Grantor does further covenant and bind Grantor, his heirs and assigns, to warrant and

forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomever.

Possession of the property herein sold will be given to the grantees with deed.

IN WITNESS WHEREOF, Grantor has executed the foregoing on this 19th day of May, 1999.

Floyd D. Haynes

Floyd D. Haynes

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State of Tennessee

Rutherford County

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Floyd D. Haynes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND on this 19th day of May, 1999.

Notary Public

My Commission Expires: 02/22/2002

DAVID G. BOLIN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

State of Tennessee

Rutherford County

I hereby swear or affirm that the actual consideration or the fair market value of the property transferred, which ever is greater, is $85,000.00.

Affiant

Sworn to and subscribed before me this
19th day of May, 1999.

Notary Public

My Commission Expires: 02/22/2002

DAVID G. BOLIN NOTARY PUBLIC AT LARGE RUTHERFORD CO

C:\OFFICE\WPWIN\WPDOCS\LANDTECH\CLOSINGS\ELLIS.450

057 05/28 0101 03CHECK 325.50

05926617

RECEIVED FOR REFERENCE

99 MAY 28 AM 8:41

REGISTER'S OFFICE
RUTHERFORD COUNTY, TN.

MAIL EN!

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

05926117

99 MAY 28 AM 8:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	85000.00			
CON TX	314.50			
PRFEE	1.00			
WDEED	8.00			
CFEE	2.00			
TOTAL	325.50			
CHECK	325.50			
05/28/99	01	08:44	0001	2057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466619