PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 1999

Notary Public K. J. Shelton

MY COMMISSION EXPIRES September 25, 1999

(AFFIX SEAL)

SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Keith P. Ellis	Countrywide Home Loans, Inc.	LW 10230
(NAME)	(NAME)	
641 Kingsway Drive	4500 Park Granada	53-16-179
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Calabasas, CA 91302-1613	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Kimberly D. Farrah and husband, Richard T. Farrah

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith P. Ellis and wife, Penny A. Ellis

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, Tennessee, being Lot Number 48 on the Plan of King Court Subdivision, Section Three of record in Plat Book 7900, Page 958, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly D. Farrah, a married woman by Deed of record in Book 9952, Page 438, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

FILED 09/30/99 3:41 PM
REGISTER
DAVIDSON COUNTY, TN.

06338817

IDENTIFICATION REFERENCE

unimproved
This is improved XX property, known as 405 Byrd Court Old Hickory, TN 37138
(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 3rd day of September, 1999

Kimberly D. Farrah

Richard T. Farrah

RECEIPT # 2827
09/30/99 01:01:02 CHECK
443.00

STATE OF TENNESSEE
County of Davidson

BOOK 1165 PAGE 941

Personally appeared before me,
Kimberly D. Farrah and husband, Richard T. Farrah
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 3rd day of September , 19 99

Commission expires September 25, 1999

K. J. Shelton Notary Public

STATE OF TENNESSEE
County of Davidson

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of September 19 99

Commission expires September 25, 1999

K. J. Shelton Notary Public

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

0633817

IDENTIFICATION REFERENCE

99 SEP -8 PM 3:41

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11654 PAGE 942

CAMT	117000.00
CON TX	432.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	443.90
CHECK	443.90

09/08/99 01 15:43 0001 6282

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1514287