RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38582 FILE BOX "7"

Instr:200001110003872 Page: 1 OF 2
REC'D FOR REC 01/11/2000 11:27:14AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $16.65

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ **4,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
5 DAY OF JANUARY, 2000.

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP/PARCEL #
WILLIAM P. EDENS	**S A M E**	**92-13-362**
3300 Nevada Avenue		**11W 71605**
Nashville, Tennessee 37209		

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 **I, MARY E. ELLIS, A Widow**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM P. EDENS**

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:

BEING Lot No. 97 and the easterly 15 feet of Lot No. 98 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.

SAID Lot No. 97 and part of Lot No. 98 fronts together 64 ½ feet on the northerly side of Nevada Avenue and run back between lines 150 feet to an alley, measuring 65 feet thereon.

BEING the same property conveyed to Robert T. Ellis and wife, Mary E. Ellis by deed from John L. Driver and wife, Nannie D. Driver of record in Book 6774, page 710, Register's Office for Davidson County, Tennessee. The said Robert T. Ellis having since died.

Unimproved ( )

This is improved (X) property, known as **3302 Nevada Avenue, Nashville, Tennessee 37209**

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 MY HAND THIS 5TH DAY OF JANUARY, 2000.

Mary E. Ellis

MARY E. 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 **MARY E. ELLIS, A WIDOW**

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 5 day of **JANUARY, 2000.**

My Commission Expires: 5/26/02

Notary Public

ALAN D. MAZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of _____, 19 99 , before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of
as _____ Attorney in Fact, and acknowledged that ___ executed the same as the free act and deed of the said though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the_____ day of _____, 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____