THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
2123 Belcourt Avenue
Suite 104
Nashville, TN 37212

Instr:200003310032229 Page: 1 OF 2
REC'D FOR REC 03/31/2000 9:45:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.50

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Will A. Ellis **4916 Boyd Drive** **Nashville, TN 37218**	**SAME**	**059-05-224**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed to and sworn before me this 30th day of March, 2000.

Notary Public

My Commission Expires: January 31, 2004

FOR AND IN CONSIDERATION of the sum of Seventy Five Thousand Dollars ($75,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged MAMIE C. DEMONBREUN a/k/a/ CAROL DEMONBREUN (referred to herein as the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto WILL A. ELLIS, a married man (the "Grantee"), his heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, page 85, Register's Office for said County.

Said Lot No. 229 fronts 70 feet on the easterly side of Boyd Drive, and extends back 161.8 feet on the northerly line and 152.5 feet on the southerly line, to a dead line in the rear, measuring 83.20 feet thereon.

Being the same property conveyed to MAMIE C. DEMONBREUN ALSO KNOWN AS CAROL DEMONBREUN, by deed from A & R CONSTRUCTION COMPANY of record in Book 4800, page 551, Register's Office for Davidson County, Tennessee. The said Leon Demonbreun having since conveyed his interest to Carol Demonbreun by deed of record in Book 5707, page 205, Register's Office for said County.

This is improved real property known as 4916 Boyd Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, his heirs, legal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

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

Witness my hand this 30th day of March, 2000.

Mamie C. Demonbreun

MAMIE C. DEMONBREUN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAMIE C. DEMONBREUN, the within named 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 office in Nashville, Davidson County, Tennessee, this 30th day of March, 2000.

Notary Public

EVA M. LEMEH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: January 31, 2004