Instr:200008160081256 Page: 1 OF 3
REC'D FOR REC 08/16/2000 3:04:08PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $721.50

28B (4)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 20 00

Notary Public

MY COMMISSION EXPIRES: 6-24-03
(AFFIX SEAL)

NOTARY PUBLIC
F. CLARGE
6-24-03
CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leroy Johnston Ellis, IV (NAME)	New Owner (NAME)	MAP 84-12
2819 Lumar Lane (ADDRESS)	(ADDRESS)	PARCEL #151
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Joan Warvel Mullins and Judith Ellen Mullins Sinz, Co-Executrixes of the Estate of James H. Mullins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leroy Johnston Ellis, IV, Trustee, with authority to transfer, pledge, or convey without the joinder of any beneficiary

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. 95 on the Plan of Knob Section, Lincoya Hills, of record in Book 8331, Page 6, Register's Office for said County.

Said Lot 95 fronts 130 feet on the southerly side of Lumar Lane and runs back 335.7 feet on the westerly line and 306.8 feet on the easterly line, to a dead line, which is a broken line, measuring 180 feet thereon.

BEING the same property conveyed to J.H. Mullins and wife, Barbara Ikard Mullins by deed from W. H. Freeman and wife, Marie T. Freeman, of record in Book 2334, Page 611, Register's Office for said County. The said J.H. Mullins now being deceased. The said Barbara Ikard Mullins having predeceased J.H. Mullins. The Grantors herein execute this instrument as co-executrixes of the Estate of James H. Mullins, Sr. pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee. See also Probate File #00P-228 of record in Probate Court, Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 6, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2819 Lumar Lane, Nashville, TN 37214
(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 15th day of August, 20 00

Joan Warvel Mullins by Judy E. Arney attorney in fact
Joan Warvel Mullins

Judith Ellen Mullins Sinz
Judith Ellen Mullins Sinz

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____on this the _____

day of _____ 20_____ .

My commission expires _____

_____
Notary Public

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, Judy E. Sinz, 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 on behalf of Joan Warvel Mullins, a/k/a Joan W. Mullins, Executrix of the Estate of James M. H. Mullins, as her Attorney in Fact as the free act and deed of the within named Joan Warvel Mullins, and who further acknowledged that Joan Warvel Mullins, is an Executrix of the Estate of James M. H. Mullins, and is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee the 15th day of August, 2000.

My Commission Expires: 3/24/01

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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 Judith Ellen Mullins Sinz, Executrix for the Estate of James M. H. Mullins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is an Executrix of the Estate of James M. H. Mullins and as such Executrix, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2000.

My Commission Expires: 3/24/01

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

LEGAL DESCRIPTION CONTINUATION

Power of Attorney being recorded simultaneously herewith.

Joan W. Mullins and Joan Warvel Mullins being one in the same person.
Judith Ellen Mullins Sinz and Judy E. Sinz being one in the same person.