THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
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Davidson County DEEDWARR
Recvd: 10/31/00 09:34 2pgs
Fees:11.00 Taxes:634.55
20001031-0107767

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert Thomas Ellis, et ux 938 Evans Road Nashville, TN 37204	Same as New Owner	Map/Parcel 072-03-0/ 297 Field Book 15DZ 09645 Map/Parcel 072-03-0/ 371 Field Book 15DZ 09647

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBERT E. ELLIS and EVELYN S. ELLIS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ROBERT THOMAS ELLIS and wife, TERESA LYNN ELLIS, hereinafter referred to as the "GRANTEES", their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract #1:
Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 117.2 feet on the southerly side of Greenfield Avenue, and extends back between parallel lines with the easterly margin of Katherine Street, 189.75 feet to a line in the rear.

Being the same property conveyed to Robert E. Ellis and Evelyn S. Ellis by deed from Milton Curtis Starnes, Conservator of Emmaline Curtis Swaggerty Patterson (an incompetent) of record in Book 4920, page 46, Register's Office for Davidson County, Tennessee; and, of record in a Deed destroying tenancy by the entirety of record in Book 10675, page 478, said Register's Office.

The said property is known as 1200 Greenfield Avenue, Nashville, TN.

Tract #2:
Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 117.2 feet on the southerly side of Greenfield Avenue, and extends back between parallel lines with the easterly margin of Katherine Street, 189.75 feet to a line in the rear.

Being the same property conveyed to Robert E. Ellis and Evelyn S. Ellis by deed from Milton Curtis Starnes, Conservator of Emmaline Curtis Swaggerty Patterson (an incompetent) of record in Book 4920, page 46, Register's Office for Davidson County, Tennessee; and, of record in a Deed destroying tenancy by the entirety of record in Book 10675, page 478, said Register's Office.

The said property is known as 3408-3410 Katherine Street, Nashville, TN.

The legal descriptions, as hereinabove set forth, are the same as that contained in the previous Deeds of Record.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, and will be paid, in full, by the GRANTEES, when due.

And, we, the GRANTORS, 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.

Joyce Ellis Bridges, a/k/a Joyce Lynn Garton, executes this Deed for and on behalf of Evelyn S. Ellis, under a General-Durable Power of Attorney filed for record in Book 9631, page 731, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Robert E. Ellis
ROBERT E. ELLIS

Evelyn S. Ellis
by Joyce Ellis Bridges, Attorney
EVELYN S. ELLIS,
By: Joyce Ellis Bridges,
a/k/a Joyce Lynn Garton, Attorney-in-fact

"GRANTEES"

Robert Thomas Ellis
ROBERT THOMAS ELLIS

Teresa Lynn Ellis
TERESA LYNN ELLIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. ELLIS, ROBERT THOMAS ELLIS and wife, TERESA LYNN ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 23rd day of October, 2000.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 23rd day of October, 2000, before me, personally appeared JOYCE ELLIS BRIDGES, a/k/a JOYCE LYNN GARTON, to me known to be the person who executed the foregoing instrument on behalf of EVELYN S. ELLIS, and acknowledged that she executed the same as the free act and deed of the said EVELYN S. ELLIS.

WITNESS my hand and official seal this the 23rd day of October, 2000.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $171,500.00.

Robert Thomas Ellis
Affiant

Sworn to and subscribed before me, this the 23rd day of October, 2000.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001