THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 12/19/00 12:36 3pgs
Fees:15.00 Taxes:545.01
20001219-0124369

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gay Ellis Hurst, et vir 11402 Brendonridge Lane Richmond, VA 23233	Same as New Owner	Map/Parcel 061-15-0/108 Field Book 15DZ 20095 Map/Parcel 061-03-0/101 Field Book 15DZ 01465

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 GAY ELLIS HURST and husband, DAVID B. HURST, 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:
BEING Lot No. 9 of Block "B" on the Map of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

SAID Lot No. 9 fronts 60 feet on the south side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to Robert E. Ellis and wife, Evelyn S. Ellis, by deed from Zella Mai Smiley of record in Book 5718, page 12, Register's Office for Davidson County, Tennessee

This property is known as 1126 Ardee Avenue, Nashville, TN.

Tract #2:
LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 22 on the Plan of Lindell Heights, of record in Book 1835, page 14, Register's Office for Davidson County, Tennessee.

SAID Lot No. 22 is situated on the northeasterly corner of the intersection of Solley Drive and Lindell Street, fronting 65.3 feet on the northerly margin of Lindell Street, and frontages being joined by a curve having a length of 39 feet and a radius of 25 feet; said lot extends back northwardly 130 feet on the easterly line and eastwardly 91.8 feet on the northerly line to a point.

BEING the same property conveyed to Robert Ellis by deed from John D. Davis, Granville Gibson and Wallace Kinkade, Trustees for the Jackson Park Church of Christ, of record in Book 10449, page 505, Register's Office for Davidson County, Tennessee.

This property is known as 1003 Solley Drive, 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-in-fact
EVELYN S. ELLIS,
By: Joyce Ellis Bridges,
a/k/a Joyce Lynn Garton, Attorney-in-fact

"GRANTEES"

Gay Ellis Hurst
GAY ELLIS HURST

David B. Hurst
DAVID B. HURST

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he 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 VIRGINIA }
COUNTY OF Henrico }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAY ELLIS HURST and husband, DAVID B. HURST, 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 12th day of ~~October~~ December, 2000.

Ingve Lee Gaither
NOTARY PUBLIC

My Commission Expires: April 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $147,300.00.

X Robert E. 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