WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$61,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Graham	**John R. Graham**	**95-14-74**
(NAME) **2104 Elm Hill Pike, Nashville, TN 37210**	(NAME) **2102 Elm Hill Pike**	
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Nashville, TN 37210**	
(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, **ODIS R. ELLIS AND WIFE, RUTH B. ELLIS, TRUSTEES OF THE ELLIS JOINT REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 24, 2002** (who are authorized thereunder to sell Trust Property without the joinder of any beneficiary), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN R. GRAHAM AND DWIGHT LANG AS TENANTS IN COMMON WITHOUT RIGHT OF SURVIVORSHIP**, 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. 20 on the Plan of Elm Hill Acres, Section I, as of record in Book 2331, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 70 feet on the north side of Elm Hill Pike and runs back 246 feet on the west line and 238.2 feet on the east line to a dead line in the rear on which it measures 73 feet.

(Included in this description, but excluded from this conveyance is a strip or parcel of land in the 15th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 20 on the Plan of Elm Hill Acres, Section I, of record in Book 2331, Page 67, Register's Office for said County.

Said part of Lot No. 20 fronts 55 feet on the present north margin of Elm Hill Road and runs back 5.5 feet on the west line to a point on the new relocated north margin of Elm Hill Pike on which it measures 53.5 feet thereon to a point where the new relocated and present north margin of Elm Hill Pike intersects, being triangular in shape and containing 141 square feet, more or less.)

Being the same property conveyed to Odis R. Ellis etux Ruth B. Ellis by deed from Jacky W. Biggs etux Virginia T. Biggs of record in Book 5350, Page 559 said Register's Office and further conveyed to Odis R. Ellis and wife, Ruth B. Ellis, Trustees of the Ellis Joint Revocable Living Trust Agreement dated April 24, 2002, by deed from Odis R. Ellis and Ruth B. Ellis, Individually of record in Instrument No. 20020425-0051083 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2104 Elm Hill Pike, Nashville, TN 37210**

(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.

Davidson County DEEDWARR
Recvd: 09/11/02 13:36 2pgs
Fees:13.00 Taxes:225.70
20020911-0110799

Witness our hands this 9th day of September, 2002.

Odis R. Ellis

Ruth B. Ellis

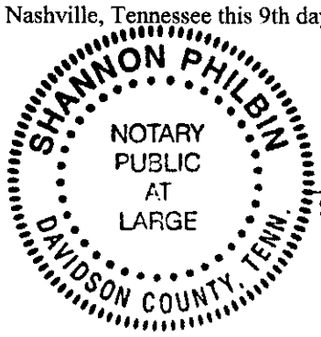
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Odis R. Ellis and Ruth B. Ellis, the bargainors, 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 and official seal at Nashville, Tennessee this 9th day of September, 2002.

Commission expires: July 26, 2003



Shannon Philbin Notary Public

My Commission Expires JULY 26, 2003