WARRANTY DEED PICK-UP

Davidson County DEEDWARR
Recvd: 12/05/02 11:26 2pgs
Fees:13.00 Taxes:81.77
20021205-0149904

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2-2100.00

Dorothy E Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 2002.

Edward D. Young
NOTARY PUBLIC

MY COMMISSION EXPIRES September 26, 2006

THIS INSTRUMENT PREPARED BY:	Robert B. Young , Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
John D. Denton	JOHN D. DENTON ~~Traders National Bank~~	092-13-0
923 FATHERLAND ST. ~~3304 Nevada Ave.~~	923 FATHERLAND ST. ~~P. O. Box 1000~~	363.0
Nashville, TN ~~37209~~ 37206	NASHVILLE, TN 37206 ~~Tullahoma, TN 37388~~	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE ESTATE OF MARY ELIZABETH ELLIS, DOROTHY E. WILSON** AND **VIVIAN E. JOHNSON**, CO-EXECUTRIXES, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN D. DENTON**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being the westerly 35 feet of Lot No. 98 on the Plan of Hortense Place, as of record in Book 161, Page 167, Register's Office for said County.

BEING the same property conveyed to Robert Ellis and wife, Elizabeth Ellis, by deed from Ed Beasley, Bill Hall and Jack Rainey D/B/A Tennessee Land & Auction Co., of record in Book 2878, Page 156, said Register's Office. The said Robert Ellis having predeceased Elizabeth Ellis, the probate proceedings for the Estate of Mary Elizabeth Ellis filed under Docket No. 01P-1986, Davidson County Probate Court Clerk's Office.

The above description is the same as in the previous deed of record. Property sold "AS IS".

3304 Nevada Ave., Nashville, Tennessee 37209

(House Number) (Street) (City) (State) (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 GRANTEE, his heirs and assigns, forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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 my hands this 4th day of December 2002.

ESTATE OF MARY ELIZABETH ELLIS BY:

DOROTHY E. WILSON – Co-Executrix

VIVIAN E. JOHNSON – Co-Executrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Dorothy E. Wilson** and **Vivian E. Johnson**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Executrixes of the Estate of Mary Elizabeth Ellis, a corporation, and they as such Co-Executrixes, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate corporation by themselves as Co-Executrixes.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of December 2002.

ROBERT B. [illegible] NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires: September 30, 2006