IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

2001 AUG -9 PM 4: 20

DAVIDSON CO. CHANCERY CT.

JC&M

ROBERT ELLIS and EVELYN ELLIS, Plaintiffs,	)	
v.	)	NO: 01-2066-II
JOYCE ELLIS BRIDGES, KENNETH L. BRIDGES, GAY ELLIS HURST, DAVID B. HURST, ROBERT THOMAS ELLIS and TERESA LYNN ELLIS, Defendants.	)	

Davidson County ORDER
Recvd: 03/10/03 11:07 14pg
Fees:72.00 Taxes:0.00
20030310-0030939

AGREED ORDER

On agreement of the parties and for good cause shown that (a) the plaintiffs mistakenly conveyed two tracts of real property, located respectively at 4806 Lindell Street, Nashville, Tennessee 37216 and at 101 Arta Drive, Madison, Tennessee, both of which tracts are more specifically described in Exhibit A, which is incorporated herein by reference, to Joyce Ellis Bridges in October 2000, and (b) that the plaintiffs mistakenly conveyed two tracts of real property, located respectively at 1126 Ardee Avenue, Nashville, Tennessee and at 1003 Solley Drive, Nashville, Tennessee, both of which tracts are more fully described in Exhibit B which is incorporated herein by reference, to Gay Ellis Hurst and husband, David B. Hurst, in September 2000, and (c) that the plaintiffs mistakenly conveyed two tracts of real property, located respectively at 1200 Greenfield Avenue, Nashville, Tennessee and at 3408-3410 Katherine Street, Nashville, Tennessee, both of which tracts are more fully described in Exhibit C which is incorporated herein by reference, to Robert Thomas Ellis and wife, Teresa Lynn Ellis in October 2000, and that the plaintiffs further retained the equitable title in each such property, and that in order to remedy the adverse consequences faced by the plaintiffs and the defendants as a result of these mistaken conveyances, the parties desire to recombine in the plaintiffs the legal and equitable rights in the real property described on Exhibits A, B and C, respectively, by terminating the rights and interests of the defendants, and each of them, in each of those parcels of property, it is therefore

ORDERED, ADJUDGED and DECREED that the plaintiffs ought to be and they hereby are granted full and unencumbered rights of ownership and all emoluments of title in the two tracts of real property, located respectively at 4806 Lindell Street, Nashville, Tennessee and at 101 Arta

Drive, Madison, Tennessee, as are more particularly described in Exhibit A, and that the rights and interests of the defendants, Joyce Ellis Bridges and husband, Kenneth L. Bridges, in each of those two tracts of real property ought to be and they hereby are terminated in their entirety. It is also

ORDERED, ADJUDGED and DECREED that the plaintiffs ought to be and they hereby are granted full and unencumbered rights of ownership and all emoluments of title in the two tracts of real property located respectively at 1126 Ardee Avenue, Nashville, Tennessee and at 1003 Solley Drive, Nashville, Tennessee, both of which are more fully described in Exhibit B, and that the rights and interests of the defendants, Gay Ellis Hurst and husband, David B. Hurst, in those same two tracts of real property ought to be and they hereby are terminated in their entirety. It is finally

ORDERED, ADJUDGED and DECREED that the plaintiffs ought to be and they hereby are granted full and unencumbered rights of ownership and all emoluments of title in the two tracts of real property located respectively at 1200 Greenfield Avenue, Nashville, Tennessee and at 3408-3410 Katherine Street, Nashville, Tennessee, both of which are more fully described in Exhibit C, and that the rights and interests of the defendants, Robert Thomas Ellis and wife, Teresa Lynn Ellis in those same two parcels of real property ought to be and they hereby are terminated in their entirety.

COSTS are taxed against the defendants, for which execution may issue if necessary.

ENTER this the 9th day of August, 2001.

Irvin H. Kilcrease, Jr
CHANCELLOR
by Interchange

APPROVED FOR ENTRY:

HOOPER & ZINN, PLLC

By: David Hooper
David T. Hooper (#5413)
Attorneys for Plaintiffs, Robert Ellis
and Evelyn Ellis
109 Westpark Drive
Suite 310
Brentwood, TN 37027
(615) 661-5472

Robert Ellis
Robert Ellis

Evelyn Ellis
Evelyn Ellis
by attorney in fact
Joyce Lynn Barton

I hereby certify that this is a true copy of original instrument filed in my office.
This 9 day of August 2001
CLAUDIA C. BONNYMAN Clerk & Master
By Deputy

I hereby certify that this is a true copy of original instrument filed in my office.
This 10th day of March 2003
CLAUDIA C. BONNYMAN Clerk & Master
By Deputy

Joyce Ellis Bridges

Joyce Ellis Bridges

Kenneth L. Bridges

Kenneth L. Bridges

Gay Ellis Hurst / DTH BY PERMISSION

Gay Ellis Hurst

David B. Hurst / DTH BY PERMISSION

David B. Hurst

Robert Thomas Ellis

Robert Thomas Ellis

Teresa L. Ellis

Teresa Lynn Ellis

BOOK J631 PG 731

193906

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

KATHRYN BROWN, REGISTER
SUMNER COUNTY, TENN.
RECORDING 12.00
METAX $ —
REG. FEE $ 12.00
TOTAL $ 203754
REC. NO.

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **EVELYN S. ELLIS**, 1409 Oakland Drive, Madison, Tennessee 37115, a citizen of the United States, have made, constituted and appointed and by these presents do make, constitute and appoint **JOYCE LYNN GARTON**, 2308 Peak Hill Cove, Nashville, Tennessee 37211, as my true and lawful Attorney for me, jointly and in my name, place and stead, with the power to act for and on my behalf as follows:

To ask, demand, sue for, collect and receive all sums of money, dividends, interest, payments on account of debts and legacies and all property now due or which may hereafter become due and owing to me, and give good and valid receipts and discharges for such payments; to sell, assign and transfer stocks and bonds and securities standing in my name or belonging to me and with proxy to vote same in my name; to buy and sell securities of all kinds in my name or belonging to me; to buy and sell securities of all kinds in my name and for my account and at such prices as shall seem good to JOYCE LYNN GARTON; to sign, execute, acknowledge and deliver in my name all transfers and assignments of securities; to borrow money and to pledge real property, personal property or securities for such loans if, in the judgment of my Attorney, such action should be necessary; to accompany me to any hospital should at any time hospitalization be necessary, and to sign for me and in my stead any hospital papers, including admission papers and any other consent waivers or other documents deemed appropriate and necessary on my behalf; to consent in my name to reorganizations and mergers, and to the exchange of securities for new securities; to manage real property, to sell, convey and mortgage realty, and to foreclose mortgages and to take title to property in my name if **JOYCE LYNN GARTON** thinks proper; to execute, acknowledge and deliver deeds of real property, mortgages, Deeds of Trust, Deeds of Trust Notes or Promissory Notes, Releases, satisfactions and other instruments relating to realty which **JOYCE LYNN GARTON** considers necessary;

And, to place and effect insurance; to do business with banks, and particularly to endorse checks and drafts made payable to my order and collect the proceeds; to sign in my name checks on all accounts standing in name, and to withdraw funds from said accounts, to open accounts in my name or in the name of **JOYCE LYNN GARTON** as my attorney in fact; to make such

KATHRYN BROWN, REGISTER SUMNER COUNTY, TENN.

payments and expenditures as may be necessary in connection with any of the foregoing matters or with the administration of my affairs; to retain counsel and attorneys on my behalf, to appear for me in all actions and proceedings to which I may be a party in the Courts of Tennessee or any other State in the United States or in the United States Courts, to commence actions and proceedings in my name if necessary, to sign and verify in my name all complaints, petitions, answers and other pleadings of every description; to represent me in all income tax matters before all officers of the Income Tax Bureau, to make and verify income tax returns, claims for refunds, requests for extension of time and consents in my name, to execute petitions to the Board of Tax Appeals and to cause me to be represented in such proceedings;

And, to make any and all health care decisions for me, including but not limited to the removal of any life support systems sustaining my life, except food, liquids and pain relieving drugs and to act for me and in my stead in all health care decisions pursuant to the provisions of T.C.A. Section 36-6-101 et. seq.

And, hereby giving and granting to my said attorney full power and authority to do and perform all and every act and thing whatsoever necessary to be done in the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney may do pursuant to this power; to act in all matters in connection with the affairs for me, either individually or otherwise.

Pursuant to the provisions of the Uniform Durable Power of Attorney Act T.C.A. Section 34-6-101, et. seq., I direct that this Power of Attorney shall not be affected by my subsequent disability or incapacity.

This Power of Attorney is intended by the party hereto to be a General Power of Attorney for me and further, where it refers to singular, it shall mean plural, likewise or vice versa, and it shall remain in full force and effect until revoked by me in writing.

THIS the 9 day of Dec., 1992.

Evelyn S Ellis

EVELYN S. ELLIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EVELYN S. ELLIS**, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 9TH day of Dec., 1992.

Adair Parrish
NOTARY PUBLIC

ADAIR PARRISH NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-23-94

PICK-UP

95 MAR 30 PM 12:16
DAVIDSON COUNTY, TN.

46158
TITLE & REFERENCE

775

5710 03/30 0101 03CLERK 12.00

From: gay hurst <threeksmom@hotmail.com>
To: dhooper@hooperzinn.com <dhooper@hooperzinn.com>
Date: Wednesday, August 08, 2001 11:15 PM
Subject: Re:

Aug. 9, 2001

Thank you for the information. We had assumed that the "undoing" was the subject of the papers that you needed signed. By all means, sign them for us if you do not need our power of attorney to do so. If other signatures are required for this transaction, you have our permission to sign for us as long as we know that you are doing so and what our signatures are indicating. We are anxious to get this issue settled.

David and Gay Hurst

Leo-Baeck Str. 48
14167 Berlin-Zehlendorf
Germany
(49-30)817-4524
threeksmom@hotmail.com
----Original Message Follows----
From: "David Hooper"
To: "gay hurst"
Subject: Re:
Date: Wed, 8 Aug 2001 12:47:45 -0500
Thanks for your response. I have tried to call for several days, but the international lines have been tied up. Your contact is a great relief.
I have prepared an Agreed Order for you and your husband to sign, along with Thomas, Joyce and their spouses, and your father and mother (with Joyce signing for her under a power of attorney). The Agreed Order provides that all of you agree that the property transfer was done in mistake, and that you wish to have the property revert to your parents, to avoid substantial tax issues. My understanding is that Thomas and Joyce have discussed this with you, but I certainly would be glad to answer any additional questions you might have. I will also call your daughter and discuss having her sign for you, if that is your desire. In the alternative, if you confirm that I may sign the order for you, I will do so. Please let me know your thoughts, as time is critical. Thanks.
David Hooper
Hooper & Zinn, PLLC
E-Mail: dhooper@hooperzinn.com
Web: http://www.HooperZinn.com
-----Original Message-----
From: gay hurst
To: dhooper@hooperzinn.com
Date: Tuesday, August 07, 2001 11:17 PM
We just received an email from my brother, Thomas Ellis, saying that you wish to sign some release papers for us concerning the property of my father Robert Ellis. Please send details. We see no reason why you should not sign the papers but we would like to know what we are authorizing. If you need our power of attorney, our daughter Kim has that right. She can be reached at 571/633-8193. We do not have her fax number with us.
We look forward to hearing from you.
David and Gay Hurst
Leo-Baeck Str. 48
14167 Berlin-Zehlendorf

08/09/2001

COPY

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 10/31/00 09:40 2pgs
Fees:11.00 Taxes:648.24
[redacted]
20001031-0107776

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joyce Ellis Bridges 1405 Oakland Acres Drive Madison, TN 37115	Same as New Owner	Map/Parcel 061-03-0/ 099 Field Book 15DZ 01610 Map/Parcel 42-9/ 36 Field Book 11D-8365

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, joined by his wife, EVELYN S. ELLIS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JOYCE ELLIS BRIDGES, a married woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, certain tracts or parcel s of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract #1:
BEING Lot No. 20 on the Map of Lindell Heights, as of record in Book 1835, page 14, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 78 feet on the east side of Lindell Street and runs back between lines, 170 feet on the north line and 182.4 feet on the south line, which is a broken line, to a dead line in the rear, measuring 35.9 feet thereon.

BEING the same property conveyed to Robert E. Ellis by deed from James R. Wright and wife, Janice N. Wright, by deed of record in Book 10529, page 325, Register's Office for Davidson County, Tennessee

The said property is located at 4806 Lindell Street, Nashville, TN 37216.

Tract #2:
Being Lot No. 3 as described as follows: Beginning at a point on the southerly margin of Old Hickory Boulevard, the common corner of Lots 2 and 3; thence in a southerly direction along the line between said two Lots, 214.7 feet to a point; thence in a westerly direction along the line between Lots 3 and 4, 213.4 feet to a point on the easterly margin of Arta Drive; thence in a northerly direction along the margin of said Drive; 150 feet to a point; thence continues around a curve, in a northerly and easterly direction 39.27 feet to a point on the southerly margin of Old Hickory Boulevard; thence in a easterly direction, along the margin of said Boulevard, 175 feet to the point of beginning.

Being the same property conveyed to Robert E. Ellis by deed from Martha J. Hickman of record in Book 10928, page 64, Register's Office for Davidson County, Tennessee.

The said property is located at 101 Arta Drive, Madison, TN 37115.

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, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, 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

EXHIBIT
tabbies
A

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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

JOINDER OF SPOUSE: EVELYN S. ELLIS, wife of ROBERT E. ELLIS, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise. 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

"GRANTEE"

Joyce Ellis Bridges
JOYCE ELLIS BRIDGES

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 and JOYCE ELLIS BRIDGES, 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. Expires 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. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $175,200.00.

Joyce Ellis Bridges
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. Expires July 30, 2001

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 12/19/00 12:36 3pgs
Fees:15.00 Taxes:545.01
[redacted]
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

EXHIBIT
B

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. Explers 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. Explers 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 Gaiter
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 23nd day of October, 2000.

Diana C. Frey
NOTARY PUBLIC

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

THIS INSTRUMENT PREPARED BY:

COPY

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 10/31/00 09:34 2pgs
Fees:11.00 Taxes:634.55
[redacted]
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

EXHIBIT
C

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