Return to
Realty Title
3815 Cloghorn Ave. Ste 102
Nashville TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $380,200.00

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2003.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 01/05/04 09:32 2pgs
Fees:13.00 Taxes:1406.74
20040105-0001090

Address of New Owner:	Send Tax Bills to:	Tax Information
David Chad Ellis	Freeman Webb Mortgage	104-05 274
3617 Meadowbrook Avenue	545 Mainstream Drive, Suite 101	
Nashville TN 37205	Nashville, TN 37228	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert W. Bolster, Sr. and wife, Alice T. Bolster, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Chad Ellis and wife, Teresa Lynn Ellis, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 445 on the Map of the Richland Realty Company's Subdivision "C" of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 445 fronts sixty feet on the southerly side of Meadowbrook Avenue and runs back between parallel lines 200 feet to an alley.

Being part of the same property conveyed to Robert W. Bolster, Sr., and wife, Alice T. Bolster, by deed from James B. Garner and Jerry W. Garner, Sr. and Nancy Garner Brown, heirs at law of Vauda M. Garner, of record in Instrument No. 20010706-0072406, and rerecorded in Instrument No. 20011212-0137127

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3617 Meadowbrook Avenue, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 22nd day of December, 2003.

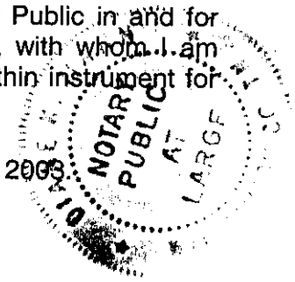
Robert W. Bolster, Sr.

Alice T. Bolster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert W. Bolster, Sr. and Alice T. Bolster, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 22nd day of December, 2003.



Notary Public

My Commission expires 03/14/05