Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/14/04 14:26 3pgs
Fees:18.00 Taxes:240.50

20040514-0057016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 2004

Notary Public

MY COMMISSION EXPIRES: 11/26/05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles G. Ellis (NAME)	same (NAME)	MAP 173
324 Haywood Lane (ADDRESS)	(ADDRESS)	PARCEL 95
Nashville, TN 37211 (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, James Grey May and wife, Ellen B. May

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles G. Ellis

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:

Land in Davidson County, Tennessee, more fully described as follows:

Beginning at a point in the south boundary line of the property formerly owned by W. B. Phillips and wife, Bessie Phillips, as recorded in Deed Book 3929, page 922. This point is 926 feet south of the southerly ROW line of Pettus Road and the southeast corner of Parcel 95 as recorded on Tax Map 173 - Parcel 95.

Thence along the south boundary line westerly 93.42 feet more or less to a point; thence North 05 deg. 08' 48" West 279.27 feet to a point. (Said point begins in the old north-south boundary line of Parcel 94 and 95 of Tax Map 173). Thence North 17 deg. 08' 47" West 109.94 feet to a point; thence North 07 deg. 25' 46" East 40 feet to a point; thence North 20 deg. 33' 48" East 179.68 feet to a point. (This point being in the old north-south boundary line of Parcel 94 and 95 of the Tax Map 173).

Thence following said old boundary line North 06 deg. 32' 19" East 260.09 feet to the south ROW line of Pettus Road; thence along Pettus Road south ROW line in a northeast direction 170 feet more or less to the northeast corner of Parcel 95 on Tax Map 173; thence southerly South 06 deg. 32' 19" West 926 feet more or less to the point of beginning. Containing three (3) acres, more or

CONTINUED

unimproved (X)
This is improved ( ) property, known as 5601 Pettus Road, Antioch, TN 37013
(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.

Witness our hand s this 5th day of May, 2004

James Grey May

Ellen B. May

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 James Grey May and wife, Ellen B. May

the bargainor s, 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 14th day of May 2004.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

less.

Being the same property conveyed to James Grey May and wife, Ellen B. May by deed from Charles G. Ellis and wife, Corryne D. Ellis of record in Book 9519, page 322, Register's Office for Davidson County, TN.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.