40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

George Ganaway
2005 Breckenridge Drive
Nashville, TN 37122

SEND TAX BILL:

New Owner

Davidson County DEEDWARR
Recvd: 09/17/04 15:58 2pgs
Fees:13.00 Taxes:33.30
20040917-0112445

MAP AND PARCEL:
MAP 60-13
P/O PARCEL 26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert Ernest Ellis** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **George Ganaway**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of J. B. Haynie's Dudley Belle Plan, as of record in Plat Book 57, page 167, Register's Office for Davidson County, Tennessee.
>
> Said lot fronts 50 feet on the northerly side of Haynie Avenue and extends back between parallel lines 150 feet to an alley.
>
> Being part of the same property conveyed to Robert Ernest Ellis, by deed from Hester Vertrece Ellis, of record in Instrument No. 20040514-0056558, Register's Office for Davidson County, Tennessee.
>
> Judith A. Ellis joins in the execution of this instrument to convey any interest she may have in the Property as spouse of Robert Ernest Ellis.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is unimproved property known as Lot 19, 407 Haynie Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant

and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of September, 2004.

Robert Ernest Ellis

Judith A. Ellis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Robert Ernest Ellis and wife, Judith A. Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 15th day of September, 2004.

Notary Public

My Commission Expires: 1/29/05

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $9,000.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHY H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires January 29, 2005