Return To: Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

#500563

File Box 30
28-B

WARRANTY DEED

The actual consideration or value for this transfer is $ 162,500.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

SWORN TO AND SUBSCRIBED before me this 25th day of JULY, 2005.

NOTARY PUBLIC
My Commission Expires:

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires

Davidson County DEEDWARR
Recvd: 08/03/05 12:50 2 pgs
Fees:13.00 Taxes:602.36
20050803-0091063

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN. 37201, (615) 256-5003

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Leroy Johnston Ellis, IV, & Lisa Russell Ellis 1111 Birdsall Street Old Hickory, Tennessee 37138	New Owner	44-15-0 / 395.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Leroy Johnston Ellis, IV, and wife, Lisa Russell Ellis, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **JOSEPH T. MCCAULEY**, and wife, **CARLA F. MCCAULEY**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

LEROY JOHNSTON ELLIS, IV, and wife, **LISA RUSSELL ELLIS**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 35 on the Plan of Section "B" VILLAGE OF OLD HICKORY, as shown of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.

SAID Lot No. 35 fronts 90.6 feet on the Easterly margin of Birdsall Street, and extends back between parallel lines measuring 88.3 feet to a dead line in the rear.

BEING all the same property Conveyed to Joseph T. McCauley and wife Carla F. McCauley, by Warranty Deed from J. M. Apple, unmarried, dated May 29th 1986, and of Record in Book 6871, page 187, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed 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. 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. 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.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEES.
Easement for telephone, telegraph, electric, & sewer services reserved in Deed of record in in Book 576, page 664; Easement for right-of-way set out in instrument of record in Book 626, page 556; Telephone line right-of-way shown of record in Book 662, page 743; Public utility Right of way of record in Book 735, page 41, and all matters shown on Plan of record in Book 1424, page 67, in the Register's Office for Davidson County, Tennessee

This is improved property known as: 1111 Birdsall Street, Old Hickory, TN. 37138.

Witness our hands this 25th day of JULY, 2005.

Joseph T. McCauley

Carla F. McCauley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, JOHN A BELL JR, a Notary Public in and for said County and State, the within named Joseph T. McCauley 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 WILLIAMSON, Tennessee this 25th day of JULY, 2005.

NOTARY PUBLIC

My Commission Expires: _____

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

****

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, JOHN A BELL, JR., a Notary Public in and for said County and State, the within named Carla F. McCauley 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 WILLIAMSON, Tennessee this 25th day of JULY, 2005.

NOTARY PUBLIC

My Commission Expires: _____

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

****

WARRANTY DEED

From: Joseph T. McCauley and wife, Carla F. McCauley

To: Leroy Johnston Ellis, IV and wife, Lisa Jean Russell Ellis

Property: 1111 Birdsall Street Old Hickory, TN. 37138

This Instrument was Prepared by:
Leroy Johnston Ellis, IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 248-4468
&
3418 Old Hickory Blvd
Old Hickory, Tennessee 37138
(615) 847-2000
www.ljelaw.com