2431
Box 186

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~September 30, 2009~~. 11/19/09
(AFFIX SEAL)

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/19/2009
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/02/06 14:13 2 pgs
Fees:13.00 Taxes:836.20

20060802-0094147

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP
Lisbeth J. Jones	Mortgage Resources,	061-04-0
4321 Brush Hill Road	3441 Lebanon Pike	GROUP
Nashville, Tennessee 32716	Hermitage, TN 37076	PARCEL 090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** Two Hundred Twenty Six Thousand Dollars and Zero Cents ($226,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Danny Keith Ellis, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Lisbeth J. Jones and husband, Sheppad E. Jones, 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.

TRACT I:

BEING the east part of Lot No. 6 and the southeast part of Lot No. 7 on the Map of A.J. McGaughey's Second Haysboro Subdivision of record in Book 547, page 43, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 6 and 7 front together 160.0 feet on the westerly side of Brush Hill Road and run back 200.0 feet on the southerly line and 198.0 feet, more or less, on the northerly line along the southerly line of Ruskin Avenue to a dead line on which they measure 185.0 feet, more or less.

TRACT II:

That property within the right-of-way of the portion of Ruskin Avenue abandoned by Metropolitan Ordinance No. 74-1176 and that portion of Parcel 61-4-39 and parcel 61-4-40 located between the former right-of-way of Ruskin Avenue and the new right-of-way of Ruskin Avenue adjoining the lot identified as Parcel #61-4-90.

BEING the same property conveyed to Danny Keith Ellis by deed dated June 7, 2004, from Mary J. Blankenship of record as Instrument No. 20040608-0067793 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 4321 Brush Hill Road, Nashville, Tennessee 37216

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 21st day of July, 2006.

Danny Keith Ellis

Danny Keith Ellis

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Danny Keith Ellis, the bargainor, 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 and official seal at Nashville, Tennessee, this 21st day of July, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY