Davidson County DEEDWARR
Recvd: 07/02/07 13:22 2 pgs
Fees:13.00 Taxes:429.20
20070702-0078706

This Instrument Prepared By:
Commerce Title and Escrow
1812 Broadway
Nashville, TN 37203

Return To:
Commerce Title and Escrow
1812 Broadway
Nashville, TN 37203

Warranty Deed

ADDRESS OF NEW OWNER:
Christopher R. Beaty
220 W. Marthona Road
Madison, TN 37115

SEND TAX BILLS TO:
Homecomings Financial, LLC
2101 Rexford, Suite 250W
Charlotte, NC 28211

MAP/PARCEL NO:
107L-E-030.00

For good and valuable consideration received, **Michael Parker Ellis, Executor of the Estate of Harrell C. Ellis** by these presents does transfer and convey by Last Will and Testament filed in Probate Court of **Davidson** County, Tennessee as **Docket No. 06P1058** unto the Grantee, **Christopher R. Beaty, unmarried**, all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Harrell C. Ellis,** described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 73, 74, 75 AND 76, BLOCK "O", ON THE PLAN OF MARTHONNA, NOT OF RECORD, DESCRIBED ACCORDING TO A COPY OF A SURVEY BY J. A. MEFFORD, SURVEYOR, IN DECEMBER, 1937, AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF EZELL ROAD WEST, AT THE COMMON CORNER OF LOTS NOS. 72 AND 73; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 275 FEET TO A POINT; THENCE SOUTHERLY 100 FEET TO THE CORNER OF LOTS 76 AND 77; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 275 FEET TO THE WESTERLY MARGIN OF EZELL ROAD WEST; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HARRELL C. ELLIS AND WIFE, THELMA IRENE ELLIS BY WARRANTY DEED FROM JOSEPH PETROSKY AND WIFE, DORIS WOODS PETROSKY, RECORDED ON THE 17TH DAY OF OCTOBER, 1950 IN BOOK 1907, PAGE 121, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said Thelma Irene Ellis having predeceased Harrell C. Ellis. Said Michael Parker Ellis as Executor of the Estate of Harrell C. Ellis has the full power to sale and convey subject property without joinder of any beneficiary as set out by Last Will and Testament of record in Docket No. 06P1058, Probate Office for Davidson County, Tennessee.

Said Property is conveyed subject to any and all restrictions and easements of record.

This is improved property known as 220 W. Marthona Road, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as Executor of the **Estate of Harrell C. Ellis** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of June 2007.

Michael Parker Ellis

Michael Parker Ellis, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June 2007, before me personally appeared, Michael Parker Ellis, Executor of the Estate of Harrell C. Ellis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Harrell C. Ellis, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 29th day of June 2007.

Notary Public

My commission expires:

Nathan Horton
NOTARY

Commission Expires 05/02/2011

PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $116,000.00.

Michael Parker Ellis

Affiant

Subscribed and sworn to before me this 29th day of June 2007.

Nathan Horton
NOTARY

Notary Public

Commission Expires 05/02/2011

My Commission Expires:

PUBLIC
DAVIDSON COUNTY, TN