STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20100032281 DEEDWARR
Recvd: 05/28/10 11:21 2 pgs
Fees:13.00 Taxes:584.60
20100528-0041342

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 2010.

Notary Public
MY COMMISSION EXPIRES: 11-22-10

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No. G10-0689D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Irene E. Advey, an unmarried woman (NAME)	First Tennessee Bank, N.A. (NAME)	63-12-36
4451 South Trace Blvd (STREET ADDRESS)	1 Mortgage Way (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **William Ellis and Marilyn C. Ellis, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Irene E. Advey, an unmarried woman,** 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:

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 41 on the plan of SOUTHFORK, SECTION TWO, as shown by plat of record in Plat Book 6250, Page 386, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William Ellis and Marilyn C. Ellis, husband and wife from Marilyn C Ellis, by Quit Claim Deed dated February 14, 2009, as Instrument No. 200904080032058, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Marilyn C. Ellis is signed by her duly appointed Attorney-in-fact William Ellis, pursuant to the Power of Attorney recorded in Instrument # 20100528-0041341, said Register's Office.

This is improved property, known as 4451 South Trace Blvd, Old Hickory, TN 37138.

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. Whenever 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/our hand(s) this 27th day of May, 2010.

WILLIAM ELLIS

By: ~~Marilyn C. Ellis, Attorney-in-Fact~~ William Ellis May 27, 2010
Date

Marilyn C. Ellis by William Ellis, Attorney-in-Fact by William Ellis POA May 27, 2010
Date

STATE OF Tennessee

COUNTY OF Davidson } * William Ellis

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named ~~Marilyn C. Ellis~~, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of May, 2010.

My Commission Expires: 10/05/2010

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

~~Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Marilyn C. Ellis, Attorney-in-Fact for William Ellis, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.~~

~~Witness my hand, at office, this 27th day of May, 2010.~~

~~My Commission Expires:~~

~~Notary Public~~

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named William Ellis, Attorney-in-Fact for Marilyn C. Ellis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 27th day of May, 2010.

My Commission Expires: 8/21/12

Notary Public