WARRANTY DEED

For and in consideration of the sum of FIFTEEN THOUSAND SIX HUNDRED AND NO/100 ($15,600.00) **DOLLARS**
Cash in hand paid by James O. Turner and wife, Alice Miller Turner, the receipt of which is hereby acknowledged, we

C. E. Elrod and wife, Elaine C. Elrod

have bargained and sold, and by these presents do transfer and convey unto the said James O. Turner and wife, Alice Miller Turner their heirs and assigns, a 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. 120 on the Map of Donelson Hills Subdivision, as of record in Book 2331, pages 22 and 23 Register's Office for Davidson County, Tennessee.

Said Lot No. 120 fronts 115 feet on the west side of Graeme Drive and runs back 193.7 feet on the north line and 189.4 feet on the south line to a dead line in the rear, measuring 115 feet thereon.

Being a part of the same property conveyed to C. E. Elrod by deed from Herschel Greer et al of record in book 2448, page 445, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in book 2396, page 365, Register's Office for Davidson County, Tennessee, and the plan of record in book 2331, pages 22 and 23 which shows an Owner's certificate, a 75 foot setback line from Graeme Drive, and a 15 foot easement along the rear for utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James O. Turner and wife, Alice Miller Turner their heirs and assigns, forever.

And we do covenant with the said James O. Turner and wife, Alice Miller Turner 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, except 1956 taxes which have been prorated and are hereby assumed by the purchasers.

And we, C. E. Elrod and wife, Elaine C. Elrod do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James O. Turner and wife, Alice Miller Turner their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of May, 1956

C E Elrod

Elaine C. Elrod

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named C. E. Elrod and wife, Elaine C. Elrod

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office this 11th day of May, 1956

Commission expires Feb. 21, 1959

A. M. Tenison Notary Public