K 2595

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Eight Hundred and No/100 ----------
----------$12,800.00----------**DOLLARS**
Cash in hand paid by Paul Hatton Elrod and wife, Mary Louise Elrod, the receipt of which is hereby acknowledged, we,

Clarence E. Elrod and wife, Elaine C. Elrod

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Paul Hatton Elrod and wife, Mary Louise Elrod

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. 92 on the Map of Elm Hill Acres, Section One, as of record in Book 2331, page 67, Register's Office for said County.
Beginning at a point on the northerly margin of Crystal Drive, a common corner of Lots Nos. 91 and 92; thence with the line between said two lots, in a northerly direction 175 feet; thence northwardly 82 deg. 57 min. east 175 feet to a point in the westerly margin of Sanborn Drive; thence southwardly 7 deg. 03 min. east 155 feet to the beginning of a curve; thence around said curve in a southwesterly direction 31.42 feet to a point in the northerly margin of Crystal Drive; thence with said Drive, in a westerly direction 155 feet to the point of beginning.
Being part of the property conveyed to Clarence E. Elrod and wife, Elaine C. Elrod, by deed from J. R. Coarsey, Trustee, of record in Book 2541, page 494, Register's Office for said County.
This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul Hatton Elrod and wife, Mary Louise Elrod

their **heirs and assigns, forever.**

And we **do covenant with the said** Paul Hatton Elrod and wife, Mary Louise Elrod

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, Clarence 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** Paul Hatton Elrod and wife, Mary Louise Elrod

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 26th **day of** September **, 19** 56

Clarence E. Elrod

Elaine C. Elrod

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. H. Davison **, a Notary Public in and for said County and State the within named** Clarence E. Elrod and wife, Elaine C. Elrod

the bargainor s 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 26th **day of** September **, 19** 56

Commission expires October 1, 1957

NOTARY PUBLIC

J. H. Davison
Notary Public

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