K 2603

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ELEVEN THOUSAND EIGHT HUNDRED AND NO/100 ---------- ----------($11,800.00)----------DOLLARS Cash in hand paid by Thomas Hartsell Croft and wife, Rachel E. Croft, 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 Thomas Hartsell Croft and wife, Rachel E. Croft 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. 198, Elm Hill Acres, Subdivision, Section 2, as of record in Book 2331, page 68, Register's Office for said County.

Said Lot No. 198 fronts 126.22 feet on the northeasterly side of Sanborn Drive and runs back 240 feet on the northwesterly line and 291.8 feet on the southeasterly line to a dead line in the rear, measuring 121.4 feet thereon.

Being a part of the same property conveyed to Clarence E. Elrod and wife, Elaine C. Elrod by deed from J.R. Coarsey, Trustee, of record in Book 2597, Page 55, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines 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 Thomas Hartsell Croft and wife, Rachel E. Croft their heirs and assigns, forever.

And we do covenant with the said Thomas Hartsell Croft and wife, Rachel E. Croft 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.

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 Thomas Hartsell Croft and wife, Rachel E. Croft their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of December, 19 56

Clarence 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 bargainor, Clarence E. Elrod and wife, Elaine C. Elrod, 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, this 3rd day of December, 19 56

Commission expires March, 1957

A.M. Tenison Notary Public

G 109