K 2695

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Eleven Thousand Seven Hundred Fifty and No/100 ---

----------$11,750.00 ----------**DOLLARS**

Cash in hand paid by John Walter Tatum and wife, Lois McManis Tatum, the receipt of which is hereby acknowledged, we,

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

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** John Walter Tatum and wife, Lois McManis Tatum

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. 202 on the Plan of Elm Hill Acres, Section 3, as of record in Book 2330, page 77, said Register's Office. Said Lot No. 202 fronts 101 feet on the northerly side of Sanborn Drive and extends back 392.6 feet, more or less, on the northwesterly line and 320.7 feet, more or less, on the southeasterly line to Sims Branch in the rear on which it measures 175 feet, more or less.
Being the same property conveyed to Clarence E. Elrod and wife, Mrs. Elaine C. Elrod, by deed from J. R. Coarsey, Trustee, of record in Book 2560, page 485, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and set back 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 John Walter Tatum and wife, Lois McManis Tatum

their **heirs and assigns, forever.**

And we **do covenant with the said** John Walter Tatum and wife, Lois McManis Tatum

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 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Clarence E. Elrod and wife, Mrs. 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** John Walter Tatum and wife, Lois McManis Tatum

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

Witness our **hand**s **this** 26th **day of** August, 1957

Clarence E. Elrod

Mrs. 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** Clarence E. Elrod and wife, Mrs. 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** August, 1957

Commission expires February 1, 1961

A. M. Tenison
Notary Public

PG 9