WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten ($10.00) and no/100---------- **DOLLARS**

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged including the assumption of the unpaid principal balance of a deed of trust note executed by Duane Mayhew and wife, Mercil E. Mayhew, to Herschel Greer, Trustee, to secure to Guaranty Mortgage Company, a deed of trust in the original principal amount of $10,200.00, and recorded in Book 2569, page 381, Register's Office for Davidson County, Tennessee. Said trust deed was assigned to the Prudential Life Insurance Company, of America, in Book 2576, page 226, said Register's Office.

We, Clarence E. Elrod and wife, Elaine C. Elrod **have bargained and sold, and by these presents do transfer and convey unto the said** J. A. Vance and wife, Mary F. Vance 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. 31, Section 1, on the Map of Elm Hill Acres Subdivision, as of record in Book 2331, page 67, Register's Office for said County.

Said Lot No. 31 fronts 100 feet on the easterly side of Wanda Drive and runs back 135 feet on the north line and 190 feet on the south line to a dead line, measuring 114.15 feet thereon.

Being the same property conveyed to Clarence E. Elrod and wife, Elaine C. Elrod, by deed from Duane Mayhew and wife, Mercil E. Mayhew, of record in Book 2794, page 315, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. A. Vance and wife, Mary F. Vance their **heirs and assigns, forever.**

And we **do covenant with the said** J. A. Vance and wife, Mary F. Vance **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 as hereinabove set out and taxes for the year 1958 which have been assumed by the grantees

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** J. A. Vance and wife, Mary F. Vance their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 29th **day of** August, **19** 58.

Clarence E. Elrod

Elaine C. Elrod