BK 3131

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------($10.00)----------
Ten 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 a note secured by a Deed of Trust of record in Book 2514, page 417, securing Guaranty Mortgage Company, the original principal sum of $10,250.00, We, Clarence E. Elrod and wife, Elaine C. Elrod,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Walter C. Maney and wife, Ruby Mai Maney

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. 29 on the Map of Elm Hill Acres, as of record in Book 2331, page 47, Register's Office for said County.

Said Lot No. 29 fronts 100 feet on the westerly side of Wanda Drive and runs back 190 feet on the north line and 135 feet on the south line to an irregular line in the rear, on which it measures 114.1 feet.

Being the same property conveyed to Clarence E. Elrod and wife, Elaine C. Elrod, by deed from James Ewell Anderson and wife, Helen Gardner Anderson of record in Book 3128, page 107, 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 Walter C. Maney and wife, Ruby Mai Maney, _____ their heirs and assigns, forever.

And we do covenant with the said Walter C. Maney and wife, Ruby Mai Maney 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 set out herein above.

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 Walter C. Maney and wife, Ruby Mai Maney their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 13 day of September, 19 60

_____ Clarence E. Elrod

_____ Elaine C. Elrod

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