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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 by James W. Peebles and wife, Marjorie S. Peebles, and other good and valuable considerations, receipt of which is hereby acknowledged -

CLARENCE E. ELROD AND WIFE, ELAINE C. ELROD

_____ have bargained and sold, and by these presents do transfer and convey unto the said James W.Peebles and wife, Marjorie S. Peebles

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 parts of Lots Nos. 37 and 38 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, and being the northerly 48.5 feet of Lot No. 2 and the southerly 11.5 feet of Lot No. 3 on the plan of Elbon, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 21, 1940, as follows:

BEGINNING on the easterly margin of Scott Avenue at a point 403.5 feet south of the southerly margin of Chesterfield Avenue; thence eastwardly 175 feet; thence southwardly 60 feet to a point 1.5 feet north of the corner of Lots Nos. 1 and 2; thence westwardly 175 feet to the easterly margin of Scott Avenue; thence with the margin of the same, northwardly 60 feet to the beginning.

Being the same property conveyed to Clarence E. Elrod and wife, Elaine C. Elrod, by deed from James P. Taylor and wife, as of record in Book 3436, page 573, said Register's Office.

To have and to hold the said fract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W. Peebles and wife, Marjorie S. Peebles their heirs and assigns, forever.

And we do covenant with the said James W. Peebles and wife, Marjorie S. Peebles 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 James W. Peebles and wife, Marjorie S. Peebles their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25th day of February, 1963

Clarence E. Elrod
(Clarence E. Elrod)

Elaine C. Elrod
(Elaine C. Elrod)

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