WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
	Mr & Mrs Clyde E. Carter	5D-23195
(NAME) Same	(NAME) 4912 Pearson Place	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------

TEN and no/100 ($10.00) ---------- *DOLLARS* cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by vendees of the unpaid balance owing under deed of trust executed by Leonard Ned Elliott and wife, to John W. Murphree, Trustee, as of record in Book 2677, page 67, to secure Murphree Mortgage Company (by an instrument of record in Book 2755, page 526, said debt was assigned to The Williamsburg Savings Bank), a note dated November 1, 1957, for $9,750.00, with interest at 4-1/2% per annum, both principal and interest payable $49.41 monthly, beginning December 1, 1957, final payment due November 1, 1987,

we, Leonard Ned Elliott and wife, Jane D. Elliott,

have bargained and sold, and by these presents do transfer and convey unto the said Clyde E. Carter and wife, Edith M. Carter, 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. 223 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 223 fronts 70.6 feet on the east side of Pearson Place, and runs back 240.4 feet on the north line and 235.8 feet on the south line, to a dead line in the rear on which it measures 63 feet.

Being the same property conveyed to Leonard Ned Elliott and wife, Jane D. Elliott, by deed from Melpar Homes, Inc., as of record in Book 2703, page 195, said Register's Office.

*** Said property is conveyed subject to (1) restrictions recorded October 24, 1956, in Book 2598, page 491; and (2) the recorded plan shows an Owner's Certificate, a 30-foot set-back line from Pearson Place, and a 10-foot easement along the east rear line for public utilities.

This is { unimproved / improved X } property, known as 4912 Pearson Place (House Number) (Street) Nashville P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clyde E. Carter and wife, Edith M. Carter, their *heirs and assigns, forever.*

And we *do covenant with the said* Clyde E. Carter and wife, Edith M. Carter, *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 for indebtedness herein assumed by vendees.

And we, Leonard Ned Elliott and wife, Jane D. Elliott, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clyde E. Carter and wife, Edith M. Carter, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 15 *day of* January, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leonard Ned Elliott

Jane D. Elliott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named Leonard Ned Elliott and wife, Jane D. Elliott,

L. W. CARNEY NOTARY PUBLIC DAVIDSON COUNTY

the bargainors, 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 Nashville, Tennessee, this 15 day of January, 19 65

L. W. Carney, Notary Public.

Commission Expires February 16, 1965

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in..... ....., this..... day of....., 19.....

.....
Notary Public

Commission Expires .....

STATE TAX $ 1.50
PROBATE .50
TOTAL $ 2.00

JAN 19 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JAN 19 1965
CT

BOOK 3852 PAGE 202

Mail to Nixon-Kent Company 2535 Franklin Road Nashville 9 Tennessee

WARRANTY DEED

FROM

LEONARD NED ELLIOTT, et ux

TO

CLYDE E. CARTER, et ux

65652

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 19 9 36 AM '65

NOTE BOOK 110 PAGE 741
RECORDING FEE 2.00
DEP. REG. 2

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Andrew D. Tanner, Atty.