BOOK 4113 PAGE 846

This instrument was prepared by
Denney, Leftwich, Lackey & Chernau
218 Third Avenue, North
Nashville, Tennessee.

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thelma A. Elrod (NAME)	Thelma A. Elrod (NAME)	3D 40755
238 Donelson Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	238 Donelson Hills Drive (STREET ADDRESS)	Map 95-2
Nashville 14, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville 14, Tennessee (CITY) (ZONE) (STATE)	Par. 13 Part

For and in consideration of the ~~nominal~~ ---------- love and affection I have for my mother, Thelma A. Elrod ~~DOLLARS~~

I, Clarence E. Elrod

---------- have bargained and sold, and by these presents do transfer and convey unto the said Thelma A. Elrod, with life estate retained in Clarence E. Elrod

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 48 on the Map of Donelson Hills, of record in Book 2331, page 23, Register's Office for said County, more particularly described as follows:

Beginning at a point on the west side of Donelson Hills Drive at the intersection of Lots Nos. 48 and 49 and running in a southerly direction along the margin of said Drive, 166.6 feet to a point; thence around a curve 33.24 feet to the intersection of June Drive; thence along the northerly margin of June Drive 212.76 feet to a point; thence in a northerly direction 167.1 feet to a point; thence easterly with the line between Lots Nos. 48 and 49, 154.5 feet to the margin of Donelson Hills Drive, the point of beginning.

Being the same property conveyed to Clarence E. Elrod by deed from Walton Henry Phelan and wife, Charlene R. Phelan, of record in Book 3428, page 313, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 238 (House Number) Donelson Hills Drive (Street) Nashville, Tennessee 37214 (P. O. Address: City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of December, 19 65

Clarence E Elrod

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Wm E McElrod, a Notary Public in and for said County and State, the within named Clarence E. Elrod

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of December 1965

My Commission Expires MAY 11, 1970

Commission expires

Wm E McElrod
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Clarence E. Elrod

TO
Thelma A. Elrod with life estate retained in Clarence E. Elrod

64955

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 22 2 06 PM '67

NOTED: BOOK 116 PAGE 109
RECORDING FEE $ 2.00
DEP. REG. 1.00

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

5 Y00. ✓

STATE TAX $ 1.10
PROBATE
TOTAL $ 3.25

MAR 22 1967

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

PAID MAR 22 1967