BOOK 4197 PAGE 978

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES ROBERT ELLIOTT (NAME:)	Kimbrough Kavanaugh (NAME:)	Map 74-12
412 Bonnawood Drive (STREET ADDRESS OR ROUTE NUMBER)	Union Street (STREET ADDRESS)	Par. 20
Hermitage , Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

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 OF THE BALANCE DUE ON A NOTE, SECURED BY A DEED OF TRUST TO KIMBROUGH PHILLIPS COMPANY OF RECORD IN BOOK 3326, PAGE 283, R.O.D.C.

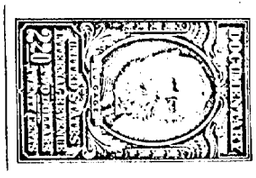
WE, BEN P. CLARK, JR., AND WIFE, JANET M. CLARK, have bargained and sold, and by these presents do transfer and convey unto the said JAMES ROBERT ELLIOTT, A SINGLE PERSON

HIS 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. 613, ON THE PLAN OF HERMITAGE HILLS, SECTION 6, AS OF RECORD IN BOOK 3300, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY,

SAID LOT NO. 613 FRONTS 80.0 FEET ON THE NORTHERLY MARGIN OF BONNAWOOD DRIVE, AND RUNS BACK BETWEEN LINES MEASURING 152.0 FEET ON THE EASTERLY SIDE AND 156.5 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 80.2 FEET.

BEING THE SAME PROPERTY CONVEYED TO BEN P. CLARK, JR., AND WIFE, JANET M. CLARK BY DEED FROM TERRY M. CRELLIN AND WIFE, JANICE H. CRELLIN, OF RECORD IN BOOK 3817, PAGE 354, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.



This is unimproved ( ) improved (X) property, known as 412 Bonnawood Drive (House Number) (Street) Hermitage , Tennessee 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 OUR hand S this 9TH day of DECEMBER, 1967

Ben P. Clark Jr

Janet M. Clark

Mail to:
John Dilliard Cesac
1040 Murfreesboro Rd
Nashville, Tennessee

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, FRANCES WILLIAMS, a Notary Public in and for said County and State, the within named BEN P. CLARK, JR. AND WIFE, JANET M. CLARK

the bargainor S, 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 9TH day of DECEMBER, 19 67

Commission expires Feb. 2-1971

Frances Williams
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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
BEN P. CLARK, JR. ET UX

TO
JAMES ROBERT ELLIOTT

99974

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 15 2 17 PM '67
NOTE BOOK 118 PAGE 1
RECORDING FEE $ 3.00
DEP. REG. C

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
REC'D DEC 15 1967

DEC 15 1967

STATE TAX $ 22.50
PROBATE .50
TOTAL $ 22.00