This instrument was prepared by: Raymond Darrow BOOK 4203 PAGE 869

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hazel Elkins (NAME)	Guaranty Mortgage Co. (NAME)	Map. 119-10
2715 Live Oak Road (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 145
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100---------- ($10.00) ---------- *DOLLARS*

and other valuable considerations accepted as cash, the receipt of which is hereby acknowledged and for a further consideration, the said Hazel Elkins has assumed and agrees to pay the unpaid balance of $9900.35 of an original indebtedness of $9950.00 secured by a deed of trust of record in book 4153, page 444, Register's Office for Davidson County, Tennessee.

We,
James A. Desporte and wife, Linda F. Desporte
have bargained and sold, and by these presents do transfer and convey unto the said Hazel Elkins
her *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. 15 on the Plan of Mashburn Heights, as of record in record in Book 1835, page 1, Register's Office for said County.
Said lot No. 15 fronts 55 feet on the westerly side of Live Oak Road and extends back between lines, 187 feet on the southerly line and 211.5 feet on the northerly line to a dead line inthe rear, measuring 121.4 feet thereon.
Being the same property conveyed to James A. Desporte and wife, Linda F. Desporte by deed from Ed Turrentine and wife, of record in book 4153, page 443, said Register's Office.

This conveyeance is made subject to: Ten-foot public utilites easement, 30-foot building setback line from Live Oak Road and conditions of owners certificate as shown on plan of record in book 1835, page 1; and restrictions executed by Homesites Inc., recorded in book 1785, page 133; and restrictions executed by Homesites, Inc. of record in book 1850, page 439, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ ____
James A. Desporte
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF Nov 1975
MY COMMISSION EXPIRES My Commission Expires April 21, 1978 (AFFIX SEAL) Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) 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 Hazel Elkins *her heirs and assigns, forever.*

And we *do covenant with the said* Hazel Elkins *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, James A. Desporte and wife, Linda F. Desporte *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hazel Elkins *her heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 9th *day of* January, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James A. Desporte

Linda F. Desporte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named James A. Desporte and wife, Linda F. Desporte

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* ..... *day of* Jan, *19*68.

Raymond H Lanier, *Notary Public.*

Commission Expires My Commission Expires April 21, 1971

My Commission Expires April 21, 1971

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 .....

WARRANTY DEED

FROM

James A. Desporte and wife,

Linda F. Desporte

TO

Hazel Elkins

U 2 2 6 5

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 9 3 45 PM '80

RECEIVED FOR 18 PAGE 405

RECORDING FEE $ 6.00

DEP. REG. _____

STATE TAX $ 26.78
PROBATE
TAL
$ 27.28
JAN 9 1980
FELIX Z. WILSON II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE