WARRANTY DEED

BOOK 4210 PAGE 39

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Hill	Dobson & Johnson, Inc.	Map 84-15
(NAME)	(NAME)	
213 Dellrose Drive	1109 Third Natl. Bank Bldg.	Par 106
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, Tenn.	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

Ten ($10.00) and no/100 - *DOLLARS*

cash in hand paid by James O. Hill and wife Audrey J. Hill and the further consideration of the said James O. Hill and wife Audrey J. Hill assuming and agreeing to pay the unpaid balance of an original indebtedness of $12,600.00 secured by deed of trust, executed by Howard E. Albrecht and wife to Albert Wm. Johnson, Trustee of record in book 3543, page 209, Register's Office for Davidson County, Tennessee.

We, Carl Lee Elkins and wife Alyce Geraldene Elkins *have bargained and sold, and by these presents do transfer and convey unto the said* James O. Hill and wife, Audrey J. Hill their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 73 on the plan of Donelson Meadows, as of record in book 1835, page 35, Register's Office for said County, described as follows:
Beginning on the easterly margin of Dellrose Drive at the corner of lots No. 72 and 73; thence with the line between said two lots eastwardly 102.5 feet to the westerly line of lot No. 71; thence with said line southeasterly 47.4 feet; thence southwardly 85 feet to the corner of lots Nos. 73 and 74; thence with the line between said two lots northwestwardly 149 feet to the easterly margin of Dellrose Drive; thence with said drive, northwardly 75.2 feet to the beginning.
Being the same property conveyed to Carl Lee Elkins and wife Alyce Geraldede Elkins by deed from Howard E. Albrecht and wife of record in book 3985, page 793, said Register's Office.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

This conveyance is made subject to an easement for public utilities purposes, building set back line and owners certificate as shown on plan of record in book 1835, page 35 and restrictive covenants of record in book 1788, page 509, and book 1847 page 469 said Register's Office.

This is unimproved ( ) improved (X) property, known as 213 Dellrose Drive (House Number) (Street) Donelson, Tenn. 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 James O. Hill and wife Audrey J. Hill their *heirs and assigns, forever.*

And we *do covenant with the said* James O. Hill and wife Audrey J. Hill *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, *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 O. Hill and wife Audrey J. Hill their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 17 *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.*

Carl Lee Elkins
Alyce Geraldine Elkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 13,141.45

James O. Hill Audrey J. Hill
Affiant

Subscribed and sworn to before me, this the 17 day of January 19 68

Notary Public

My Commission Expires: May 31 1971
(Affix Seal)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Carl Lee Elkins and wife Alyce Geraldene Elkins

the within named 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* 17 *day of* January, *1968.*

Mrs Hattie S Jackson
Notary Public

Commission expires May 31, 1971

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 .....

05002

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 7 12 47 PM '68
NOTED: BOOK 118 PAGE 230
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 34.03
PROBATE .50
TOTAL $ 34.53

FEB 7 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Carl Lee Elkins, etux

TO
James O. Hill, etux

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to Jackson + co 2405 Jefferson Street Nashville, Tenn. 37208