BOOK 4250 PAGE 30

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,500

Sidney McElroy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF July 19 68

Tom D. Coleman
Notary Public

MY COMMISSION EXPIRES: Nov. 27, 1968

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TOM G. COLEMAN, JR., ATTORNEY AT LAW, 1220 STAHLMAN BLDG., NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SIDNEY McELROY ET UX (NAME)	SIDNEY McELROY ET UX (NAME)	24W-14245
1521 Ferguson Avenue (STREET ADDRESS OR ROUTE NUMBER)	1521 Ferguson Avenue (STREET ADDRESS)	Map 117-8
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 145

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Elsie C. Ferguson, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sidney McElroy and wife, Eleanor McElroy

HEREINAFTER CALLED THE GRANTEES, 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. 170 on the Plan of Victoria Place as of record in Book 332, page 10, Register's Office for said County.

Said Lot No. 170 fronts 60 feet on the southerly side of Ferguson Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Louis T. Ferguson and wife, Elsie C. Ferguson, by deed from Floyd H. Adams and wife, Elizabeth Vincent Adams, as of record in Book 896, page 345, Register's Office for said County. The said Louis T. Ferguson has since deceased, and the said Elsie C. Ferguson has acquired the entire interest in said property as the surviving tenant by the entireties. All debts and inheritance taxes of the estate of Louis T. Ferguson have been fully satisfied.

This is unimproved ( ) improved (X) property, known as 1521 Ferguson Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 2nd day of July, 19 68

Elsie C Ferguson

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STATE OF TENNESSEE
Davidson County

Tom G. Coleman, Jr.

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Elsie C. Ferguson, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July 1968

Commission expires Nov. 27, 1968

Tom G. Coleman
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
Elsie C. Ferguson, a widow

TO
Sidney McElroy et ux
Eleanor McElroy

A 04687

IDENTIF. REFERENCE

JUL 10 3 16 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 10	[illegible]	16,500.00			
JUL 10	[illegible]		A*	42.90	
JUL 10	[illegible]		A*	.50	
JUL 10	[illegible]		A*	3.00	* 46.40