BOOK 4259 PAGE 483

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

William R. Eller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 1968.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Oct. 31, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Andrew D. Tanner, Atty. 507 American Trust Bldg., Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM R. ELLER, et ux (NAME)	Guaranty Mortgage Company (NAME)	2D-36920
278 Bell Road (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Henry L. Tidwell and wife, Dewilla M. Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Eller and wife, Helon C. Eller

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. 195 on the Plan of Edge O'Lake Estates, Section 2, of record in Book 3600, page 72, Register's Office for said County.

Said Lot No. 195 fronts 80 feet on the easterly side of Bell Road and runs back between parallel lines 158.07 feet to a line at the rear on which it measures 80 feet thereon.

Being the same property conveyed to Henry L. Tidwell and wife, Dewilla M. Tidwell, by deed from David E. Gragan and wife, Mary S. Gragan, of record in Book 4134, page 226, Register's Office for said County.

This conveyance is made subject to Restrictive Covenants of record in Book 3811, page 984, and Plan of record in Book 3600, page 72, Register's Office for said County.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 3927, page 739, Register's Office for Davidson County, Tennessee and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees. Which Deed of Trust was assigned to Federal National Mortgage Association, by Assignment dated September 15, 1965, not of record.

This is unimproved ( ) improved (X) property, known as 278 Bell Road, Nashville, Tennessee 37217
(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 our hand s this 12th day of August, 1968

Henry L. Tidwell

Dewilla M. Tidwell

Henry L. Tidwell

Dewilla M. Tidwell

BOOK 4259 PAGE 484

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned **, a Notary Public in and for said County and State, the within named** Henry L. Tidwell and wife, Dewilla M. Tidwell

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** 12th **day of** August **19** 68

Commission expires My Commission Expires Oct. 31, 1971

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

G-145928

WARRANTY DEED

FROM
HENRY L. TIDWELL, et ux

TO
WILLIAM R. ELLER, et ux

A 08988

IDENTIF. REFERENCE

AUG 14 9 00 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204

AUG 14 68	CONV	22,000.00			
AUG 14 68	S'TAX		A*	57.20	
AUG 14 68	PR'FEE		A*	.50	
AUG 14 68	W'DEED		A*	3.00	* 60.70