BOOK 4274 PAGE 237

WARRANTY DEED

This instrument was prepared by Bass, Berry & Sims, Attorneys 1000 American Trust Bldg. Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold L. Eley et ux.	(same)	Map 96-10
(NAME)	(NAME)	Par. 175
2903 Emery Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twelve Thousand and No/100---------- ---------- *DOLLARS*

cash in hand paid to us by Harold L. Eley and wife, Emmalee Eley, amd other good and valuable considerations, receipt of all of which is hereby acknowledged, we Vernon R. Tomlinson Jr. and wife, Marjorie L. Tomlinson

have bargained and sold, and by these presents do transfer and convey unto the said Harold L. Eley and wife, Emmalee Eley, their *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. 348 on the Map of Cloverhill, Section No. V, as of record in Book 2133, page 88, Register's Office for said County.
Said Lot No. 348 fronts 65 feet on the south side of Emery Drive and runs back between parallel lines, 160.8 feet to a dead line.
Being the same property conveyed to Vernon R. Tomlinson, Jr., and wife Marjorie L. Tomlinson, by deed from Gerald S. Potantus and wife, as of record in Book 3868, page 370, said Register's Office.

Said conveyance is expressly subject to the following:

1. Restrictions of record in Books 2145, page 262 and 2273, page 88 R.O.D.C.T.

2. A 30 foot set-back line from Emery Drive and a 10 foot easement along the south or rear of the lot for public utilities as shown on the Owner's Certificate.

3. Real estate taxes for 1968 which have been prorated and assumed by grantees.

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,000.00

Affiant

Subscribed and sworn to before me, this the 30 day of Sept 1968

Notary Public

My commission expires: 11-30-70

(Affix Seal)

unimproved ( )
This is improved (X) property, known as 2903 Emery Drive, Nashville, Tennessee
(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 Harold L. Eley and wife, Emmalee Eley, their heirs and assigns, forever.

And grantors *do covenant with the said* Harold L. Eley and wife, Emmalee Eley *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for those encumbrances enumerated above.

And Vernon R. Tomlinson, Jr. and wife, Marjorie L. Tomlinson *do further covenant and bind* their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Harold L. Eley, and wife Emmalee Eley *heirs and assigns against the lawful claims of all persons whomsoever. Witness hand this* 19th *day of* SEPTEMBER, *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.*

Vernon R. Tomlinson Jr.
Marjorie L. Tomlinson

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

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Personally appeared before me, Sara W. Morris, *a Notary Public in and for said County and State, the within named* Vernon R. Tomlinson, Jr. and wife Marjorie L. Tomlinson

the bargainor S., with whom I am personally acquainted, and who acknowledged that they have *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Atlanta, ~~Tennessee~~ Georgia, *this* 19th *day of* September, *19* 68.

Notary Public, Georgia, State at Large
My Commission Expires Jan. 23, 1971

Sara W. Morris, *Notary Public.*

Commission Expires

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

Vernon R. Tomlinson, Jr.

and wife, Marjorie L. Tomlinson

TO

Harold L. Eley and wife,

Emmalee Eley

A 15318

IDENTIF. REFERENCE

OCT 2 12 45 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-28 CONV 12,000.00
OCT-28 STAX
OCT-28 PRFEE
OCT-28 WDEED

A* 31.20
A* .50
A* 6.00
* 37.70

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

DOBSON & JOHNSON, INC.