THIS INSTRUMENT PREPARED BY
CLARENCE O. INGRAM
ATTORNEY AT LAW
NASHVILLE, TENNESSEE 37214

BOOK 4294 PAGE 933

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Ernest Elrod (NAME:)	Clarence Ernest Elrod (NAME:)	Map 95-4
2537 Lebanon Road. (STREET ADDRESS OR ROUTE NUMBER)	2537 Lebanon Road (STREET ADDRESS)	Par. 51
Nashville, Tenn., 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn., 37214 (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of One [$1.00] ---------- DOLLARS

cash in hand paid, receipt of which is hereby acknowledged; and in further consideration of the agreement, property settlement, property exchanges, all made by the parties hereto, and the direction of the Court as contained in a decree signed by Judge Benson Trimble, Fourth Circuit Court, Davidson County, Tennessee, in the case of Elaine Clark Elrod -v- Clarence Ernest Elrod, Appearance No. 42860; and for other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, Elaine Clark Elrod,

have bargained and sold, and by these presents do transfer and convey unto the said Clarence Ernest Elrod, his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the Third, formerly Second, Civil District of said county, being the west 100 feet of a 3.37 acre tract, conveyed to Bransford Realty Company by deed from P. J. Nolan and wife, of record in Book 737, Page 712, Register's Office for said county, described as follows:

Beginning at a point in the center of Lebanon Pike opposite a charred post, the northeast corner of Lot No. 6 as shown on the Plan of Vaughan & Ellis Bros. Subdivision of the Arch Harper Home Place as of record in Book 332, Pages 172 and 173, said Register's Office; thence south 4-1/2 degrees east with the east line of said Lot 6, above referred to, 15 poles to a stone; thence north 82 degrees east with the northerly line of said Lot No. 6 above referred to, 100 feet to a point; thence north and parallel with the west line of said Lot No. 6 above referred to, 15 poles, more or less, to the center of the Lebanon Pike; thence with the center of said Pike south 77-3/4 degrees west 100 feet to the point of beginning.

Being the same property conveyed to C. E. Elrod and wife, Elaine C. Elrod, by deed from J. M. Lovelace and wife, Georgia Lovelace, as of record in Book 2277, Page 551, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2537 & 2539 Lebanon Road, Nashville, Tenn., 37214
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence Ernest Elrod, his heirs and assigns, forever.

And I do covenant with the said Clarence Ernest Elrod that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, ~~and the same is unincumbered~~ subject to any encumbrances existing thereon as of the date of this deed, the payment of which the said Clarence ErnestElrod assumes and agrees to pay.

And I, Elaine Clark Elrod do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence ErnestElrod his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 11th day of November 19 64

Elaine Clark Elrod

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Elaine Clark Elrod

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 _____ day of November, 1964

_____, Notary Public

Commission Expires 2/1/67.

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
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

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DEC 17 68	CONV	*6,300.00				
DEC 17 68	S'TAX		B*	16.38		
DEC 17 68	PR'FEE		B*	.50		
DEC 17 68	W'DEED		B*	6.00	*	22.88

WARRANTY DEED

FROM

Elaine Clark Elrod

TO

Clarence Ernest Elrod

A 24350

IDENTIF. REFERENCE

DEC 17 3 14 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

AFFIDAVIT II
FORM FOR DEED

I or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 6300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elaine Clark

Affiant

Subscribed and sworn to before me this the 13th day of December, 1968

Notary Public or Register

My Commission Expires
Nov 14, 1970