This instrument prepared by:
Robert C. Hendon, Jr., Atty.
1200 American Trust Building
Nashville, Tennessee 37201

BOOK 4332 PAGE 673

WARRANTY DEED

Address New Owner as Follows:

James M. Elliott, Jr.
2 Peach Blossom Square
Nashville, Tennessee 37205

Send Tax Bills to:

Same

Map. 104-13
Par. 85
PW

For and in consideration of Ten Dollars and other good and valuable considerations paid by JAMES M. ELLIOTT, JR., and wife, EUGENIA J. ELLIOTT, Grantees, the receipt of which is hereby acknowledged, FORT REALTY COMPANY, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said James M. Elliott, Jr., and wife, Eugenia J. Elliott, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Revised Plat of Peach Blossom Square, as of record in Book 3842, page 250, Register's Office for said County, described as follows:
>
> BEGINNING on the north margin of Peach Blossom Square, at the corner of Lots Nos. 2 and 4; thence with the margin of said Square, east 38.11 feet to a monument; thence around a curve in a northeasterly direction 39.16 feet to a monument in the west margin of Craighead Avenue; thence with said Avenue, north 100.10 feet to a monument; thence west 63.54 feet to the corner of Lots Nos. 2 and 4; thence south with the line between said Lots, 124.99 feet to the beginning.
>
> Being part of the property conveyed to Fort Realty Company, by deed from Larchwood, Inc., as of record in Book 4179, page 571, said Register's Office.
>
> This is improved property, known as 2 Peach Blossom Square, Nashville, Tennessee.

This conveyance of said property is made expressly subject to the following:

1. Metropolitan taxes for the year 1969 which are assumed by Grantees.

2. Supplemental agreement between Shirley Johnson Douglas and J. H. Haley, Jr., dated May 31, 1967, as referred to in deed of record in book 4141, page 595, Register's Office for said county.

3. Easements, setback lines, restrictions and conditions shown on plan of Peach Blossom Square of record in book 3842, page 166, Register's Office for said county.

4. Restrictive covenants of record in book 4281, page 942, Register's Office for said county.

To have and to hold said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever. Grantor does covenant with said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as hereinabove set forth.

Grantor does further covenant and bind itself and its successors to warrant and forever defend the title to the said land herein conveyed to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized officers on the 14 day of April, 1969.

FORT REALTY COMPANY

Attest: By J. H. Haley, Jr.

Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared T. J. Haile, III, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of Fort Realty Company, the within named Grantor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of said corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 19 day of April, 1969.

_____
Notary Public

My commission expires:
May 5, 1971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared Ruth Mitchell Fort, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Secretary-Treasurer of Fort Realty Company, the within named Grantor, a corporation, and that she as such Secretary-Treasurer, being authorized so to do, attested the execution of the foregoing instrument for the purpose therein contained by signing her name as Secretary-Treasurer of said corporation.

Witness my hand and seal, at office in Nashville, Tennessee, this 19 day of April, 1969.

_____
Notary Public

My commission expires:
May 5, 1971

STATE OF TENNESSEE

COUNTY OF DAVIDSON

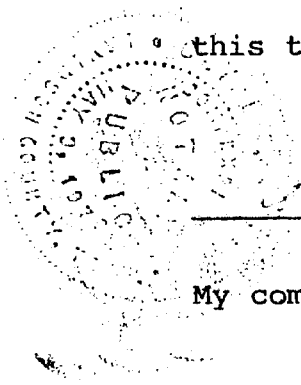
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The actual consideration or value, whichever is greater, for this transfer is $70,853.50.

Anne O Waggoner Agent
Affiant

Subscribed and sworn to before me,

this the 7 day of April, 1969.



Notary Public

My commission expires: 5-3-70

A 40407

IDENTIF. REFERENCE

MAY 13 2 53 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 13 69	CONV	70,853.50				
MAY 13 69 S'TAX			B*	184.34		
MAY 13 69 PR'FEE			B*	.50		
MAY 13 69	W'DEED		B*	6.00	*	190.84