WARRANTY DEED

BOOK 4401 PAGE 876

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven A. Eller (NAME)	First Federal Saving & Loan (NAME)	
2601 Cooper Lane (STREET ADDRESS OR ROUTE NUMBER)	4th & Union Street (STREET ADDRESS)	MAP 73-9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PAT 28

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3169, page 443, Register's Office for Davidson County, Tennessee.

We, Otis Charlton and wife, Louise R. Charlton,

have this day bargained and sold, and do hereby transfer and convey unto the said

Steven A. Eller,

his ~~XXXXXX~~), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Gibson Heights as of record in Book 1835, page 133, Register's Office for said County.

Said Lot No. 33 fronts 88 feet on the westerly side of Cooper Lane, and extends back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Otis Charlton and wife, Louise R. Charlton, by deed from June Carlton Gentry of record in Book 4395, page 773, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,400.00

Subscribed and sworn to before me, this the 6 day of March 19 70

Affiant Otis W. Charlton

My commission expires ~~(Affix Seal)~~

Notary Public B. Ryan Deputy Register

This is ( ) unimproved ( ) improved property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Steven A. Eller, his ~~XXXXXXX~~

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Steven A. Eller, his

~~XXXXXX~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 5 *day of* March 1970. *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Otis Charlton

Louise R Charlton

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tenn

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Harold L Shelton, *a Notary Public in and for said County and State,* Otis Charlton and wife, Louise R. Charlton,

the within named 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* 3 *day of* March, *19* 70

Harold L. Shelton *Notary Public*

Commission expires 8-20-1973

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 .....

MAR-6 70 CONV 13,400.00
MAR-6 70 S'TAX A* 34.84
MAR-6 70 PR'FEE A* .50
MAR-6 70 W'DEED A* 3.00 * 38.34

WARRANTY DEED

FROM
OTIS CHARLTON, ET UX

TO
STEVEN A. ELLER

A 70435

IDENTIF. REFERENCE

MAR 6 2 58 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON