BOOK 4418 PAGE 703

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

James J. Zilis Etux

TO

Robert M. Elkins Etux

For draftsman's use

This Instrument Prepared By:

William E. Higgins, Attny.
338 46th Ave. North
Nashville, Tennessee 37209

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Elkins, Etux (NAME)	United Mortgagee (NAME)	Map. 90-12
6312 Edsel Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1066 (STREET ADDRESS)	Par. 167
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Virginia Beech, Virginia 23451 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

A 78054

IDENTIF. REFERENCE

MAY 20 9 59 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 17,435.07

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 1970.

Notary Public

MY COMMISSION EXPIRES: 7-26-70

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of Seventeen Thousand Four Hundred Thirty Five and 7/100ths----------($17,435.07)----------DOLLARS of which $3,750.00 has been paid in cash by Robert M. Elkins and wife, Juanita F. Elkins, the receipt of which is hereby acknowledged, and for the remainder the said Robert M. Elkins and wife, Juanita F. Elkins, assume and agree to pay the unpaid balance of $13,685.07 of an indebtedness secured by a deed of trust of record in Book 4021, page 402, Register's Office for Davidson County, Tennessee, we James J. Zilis and wife, Linda C. Zilas

.....have bargained and sold, and by these presents do transfer and convey unto the said Robert M. Elkins and wife, Juanita F. Elkins, 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. 145 on the Plan of Charlotte Park Subdivision, Section 2, as of record in Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 fronts 70.0 feet on the northeasterly margin of Edsel Drive and runs back between lines measuring 141.0 feet on the northwesterly line and 137.9 feet on the southeasterly line to a dead line in the rear measuring 79.1 feet thereon.

Being the same property conveyed to James J. Zilis and wife, Linda C. Zilis, by deed from Glenn C. Wallace and wife, as of record in Book 4021, page 400, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

MAY20	CONV	17,435.07			
MAY20	STAX		A*	45.24	
MAY20	PRFEE		A*	.50	
MAY20	WDEED		A*	3.00	* 48.74

BOOK 4418 PAGE 704

WD-2

This is { unimproved ( ) / improved (X) } property, known as 6312 (House Number) Edsel Drive (Street) P. O. Address: Nashville (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 Robert M. Elkins and wife, Juanita F. Elkins, their heirs and assigns, forever.

And we do covenant with the said Robert M. Elkins and wife, Juanita F. Elkins 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.

And we, James J. Zilis and wife, Linda C. Zilis do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert M. Elkins and wife, Juanita F. Elkins, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 19th day of May, 19 70

James J. Zilis

Linda C. Zilis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named James J. Zilis and wife, Linda C. Zilis

the bargainors, 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 19th day of May, 19 70.

Royce E. Bush, Notary Public.

Commission expires 7-26-70

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 .....