BOOK 4432 PAGE 887

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Glendel D. Knight and wife, (NAME)	First Federal Sav. & Loan Assn. (NAME)	
1922 Rosebank Avenue (STREET ADDRESS OR ROUTE NUMBER)	4th and Union (STREET ADDRESS)	Map 73-1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 208 FW

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

FOR AND IN CONSIDERATION of the sum of ($10.00) - TEN AND NO/100 - *Dollars,* cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $9,180.42 of an original note dated June 22, 1961, in the amount of $11,600.00, which note is secured by a Deed of Trust executed by Jess D. Elkins and wife, to Louis R. Linx, Trustee, of record in book 3244, page 97, Register's Office for Davidson County, Tennessee.

We, Jess D. Elkins and wife, Exie F. Elkins

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

Glendel D. Knight and wife, Opal A. Knight, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 25 on the plan of Henderson Gardens, Section I, of record in book 2900, page 75, Register's Office for said County. Said Lot fronts 74.98 feet on the north side of Rosebank Avenue and runs back 261.8 feet on the east line and 283.7 feet on the west line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Jess D. Elkins and wife, Exie F. Elkins, by deed from Harlan Construction Company, Inc., of record in book 3249, page 401, said Register's Office.

This conveyance is made subject to restrictions of record in book 3031, page 604, Register's Office for Davidson County, Tennessee, and a 30-foot setback line from Rosebank Avenue, a 50-foot drainage and public utilities easement across the rear and an anchor easement 2-1/2 x 30 feet at the southeast corner of the lot, and conditions of owners certificate as shown on plan of record in book 2900, page 75, Register's Office for Davidson County, Tennessee, and an agreement for dedication of easement for sanitary sewers and/or strom drainage between Jess D. Elkins and wife, and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in book 4040, page 204, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $19,209 T.L.

Subscribed and sworn to before me, this the 16th day of July 19 70.

Affiant Elizabeth Messenger

My commission expires: April 15, 1971. (Affix Seal)

Notary Public Hugh J. Rutherford

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

Glendel D. Knight and wife, Opal A. Knight, their

(successors), 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 above set out and for the 1970 State and County taxes, which have been pro-rated and assumed by the grantees herein.

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

Glendel D. Knight and wife, Opal A. Knight, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 15th *day of* July, 19 70

Jess D. Elkins

Exie F. Elkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] *, a Notary Public in and for said County and State,* [illegible]
Jess D. Elkins xxxxxxxxxxxxxxx

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

Witness my hand and official seal at Nashville *, Tennessee,*
this 15th *day of* July *, 19*70.

[illegible] *Notary Public*

Commission expires 5-4-74

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Hugh J. Bradley *, a Notary Public of the State and County aforesaid, personally appeared* Exie F. Elkins
with whom I am personally acquainted, and who, upon oath, acknowledged xxxxxxx that she xxxxxx executed the within instrument for the purposes therein xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx contained.
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxxxx

Witness my hand and seal, at office in Nashville, Tennessee
this 16th *day of* July *, 19*70.

Hugh J Bradley *Notary Public*

Commission expires April 15, 1971.

JUL 21 70 CONV 19,209.12
JUL 21 70 S'TAX A* 49.92
JUL 21 70 PR'FEE A* .50
JUL 21 70 W'DEED A* 3.00 * 53.42

A 8 4 3 4 7

IDENTIF. REFERENCE

JUL 21 1 28 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Jess D. Elkins et ux

TO

Glendel D. Knight et ux

File: Union Trust Co. box

Compliments of

Guaranty Title

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