This instrument prepared by:
Charles C. Morrow, Atty.
3221 Nolensville Road
Nashville, Tennessee

WARRANTY DEED

BOOK 4453 PAGE 780

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Roy Elrod, et ux (NAME)	DOBSON & JOHNSON MGRS, Co (NAME)	Map. 119-14
260 E. Tanksley Avenue (STREET ADDRESS OR ROUTE NUMBER)	1109 3rd National Bank Bldg (STREET ADDRESS)	Par. 32
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	NASHVILLE TENN, (CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of ----------Ten and 00/100----------
----------($10.00)---------- Dollars,
cash in hand paid, the receipt of which is hereby acknowledged, and the assumption of a present indebtedness on the property herein conveyed and other good and valuable considerations,

I, Janie C. Richards,

have this day bargained and sold, and do hereby transfer and convey unto the said Roy Elrod and wife, Gracie Elrod, their

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

Being Lot No. 3 of Block "E" on the Map of Woodbine Courts, Part Two, not of record, and described as follows:

Beginning at a point on the north margin of Tanksley Avenue at the corner of Lots Nos. 3 and 4; thence with the line between said lots, northwardly 155.5 feet; thence westwardly, 75 feet to the corner of Lots 2 and 3; thence with the line between said lots, southwardly 155.5 feet to the northerly margin of Tanksley Avenue; thence with the margin of the same, eastwardly 75 feet to the beginning.

Being the same property conveyed to Thomas D. Richards and wife, Janie C. Richards, by deed from Donald Irvin and wife, Violet N. Irvin of record in Book 2304, page 583, said Register's Office. The said Thomas D. Richards and wife, Janie C. Richards, having been divorced and that the property was awarded to Janie C. Richards by a Divorce Decree in the Fourth Circuit Court of Davidson County, Tennessee on July 18, 1961 which is recorded in Minute Book 21, Page 423 of the Fourth Circuit Court, Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 7,300.00

Subscribed and sworn to before me, this the 29 day of Sept. 1970

Affiant Roy Elrod

My commission expires 25 Sept 1972 (Affix Seal)

Notary Public Alfred M. Gideon

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

This is unimproved ( ) improved (X) property, known as 260 Tanksley Avenue, Nashville, Tennessee
(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 Roy Elrod and wife, Gracie Elrod, their

(successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said Roy Elrod and wife, Gracie Elrod, their

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

Witness my hand this 1st day of Oct, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Janie C. Richards

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ALFRED H. GASTON, *a Notary Public in and for said County and State,* Janie C. Richards

the within named 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* 1st *day of* Oct., 19 70

Alfred H. Gaston
Notary Public

ALFRED H. GASTON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 25 Apr, 1972

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 .....

OCT 21 70 CONV *7,300.00
OCT 21 70 S'TAX A* 18.98
OCT 21 70 PR'FEE A* .50
OCT 21 70 W'DEED A* 3.00 * 22.48

Exd 9

WARRANTY DEED

FROM
JANIE C. RICHARDS
TO
ROY ELROD, ET UX

A 93809

IDENTIF. REFERENCE

OCT 21 1 45 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