# WARRANTY DEED

BOOK 1472 PAGE 668

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Chas. P. Elrod, et ux | Same | 83-05 |
| (NAME) 1257 Gallatin Rd. | (NAME) | 88 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | Cal |

*FOR AND IN CONSIDERATION of the sum of* Twenty Four Thousand($24,000.00) *Dollars,*

of which $9,884.47 is cash in hand paid the receipt of which is hereby acknowledged; and for the balance of $14,115.53 the grantees have assumed and agreed to pay the note secured by the installment deed from Cate & Cate to Mrs. Pearl Agee, which is recorded in book 3674, page 328 of the Register's Office for Davidson County, Tennessee, said note being payable at the rate of $150.00 per month, bearing interest at the rate of 6 per cent per annum, the next payment being due on January 13th, 1971;

I, Mrs. Pearl Agee, a widow

*have this day bargained and sold, and do hereby transfer and convey unto the said* Charles P. Elrod and wife, Barbara S. Elrod, their ~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 8 on the Map of Baxter's Eastwood Place, as of record in Book 421, page 9, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the westerly side of the Gallatin Pike and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Mrs. Pearl Agee by deed from Geo. H. Cate and George H. Cate Jr., a co-partnership, of record in Book 3674, page 328, Register's Office for said County.

This conveyance is made subject to a lease on same which is held by B.M. Overstreet and wife, Mary Overstreet, as Lessees, and the rights of the Lessor therein is hereby assigned to the Grantees herein and same is assumed by the Grantees.

This instrument was drawn by
E. T. Hollins Jr. Atty. 503
Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 11 day of January 1971

Affiant

My commission expires: 1/28/74 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 708 (House Number) Gallatin Road, (Street) Nashville, (P. O. Address:) Tennessee (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Charles P. Elrod and wife, Barbara A. Elrod, their ~~XXXXXXX~~ *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,* except for the lease aforesaid and 1971 taxes which have been pro-rated and are assumed by the Grantees.

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles P. Elrod and wife, Barbara A. Elrod, their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 11 *day of* January, 1971

Mrs. Pearl Agee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Fred Agee, *a Notary Public in and for said County and State,* Mrs. Pearl Agee, *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* office in Nashville, Tennessee *this* 11 *day of* January, *19* 71

Fred Agee
*Notary Public*

*Commission expires* 1/28/74

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* .....

**WARRANTY DEED**

FROM

Mrs. Pearl Agee

Charles P. Elrod, et ux

JAN 11 71 CONV 24,000.00
JAN 11 71 S'TAX A* 62.40
JAN 11 71 PR'FEE A* .50
JAN 11 71 W'DEED A* 3.00 * 65.90

B 0 1 4 4 3

IDENTIF. REFERENCE

JAN 11 11 30 AM '71

FELIX [illegible] 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