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This instrument prepared by:
Edward C. White, Attorney
5203 Charlotte Avenue
Nashville, Tennessee 37209

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Earl Elam et ux (NAME)	Same (NAME)	Map. 114
Old Charlotte Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 24
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of $10,000.00

Ten thousand and no/100 *DOLLARS*

We, Homer E. Elam and wife, Lula Frances Elam

have bargained and sold, and by these presents do transfer and convey unto the said Kenneth Earl Elam and wife, Victoria Mai Elam, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in said County and State, described as follows:

TRACT NO. 1: Being in the 8th, formerly the 12th Civil District of said County and State, being part of Lot No. 6 on the Plan of the Division of the Real Estate of William Gower, deceased, as of record in Minute Book "H" page 487, County Court for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, July 21, 1958, as follows: Beginning at a post at the northeast corner of the property conveyed to John C. Womack and wife, by deed from J. E. Stafford and wife, of record in Book 1025, page 60, Register's Office for said County, thence north 76 degrees east 93 feet to a 12 inch cedar; thence south 17 degrees east 126.5 feet to a 10 inch hackberry; thence south 27 degrees east 294 feet to a 10 inch elm; thence south 34 degrees east 133 feet to a spike in the center of Old Charlotte Pike; thence with the center of said Pike south 72 degrees west 48 feet; thence south 68 degrees west 120 feet to a corner of the Womack property; thence with a fence line north 76 degrees 30' west 196 feet; thence north 2 degrees east 485 feet to the beginning, containing 2.56 acres, more or less.
Being the same property conveyed to Dillard D. O'Connor, Trustee, for the express purpose of reconveyance to create a sole estate in Maude Womack, by deed from John C. Womack and wife, of record in Book 4138, page 365, Register's Office for said County.

TRACT NO. 2: Being a part of the land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, and more particularly described as follows:
Beginning at a point in the center of Charlotte Pike 38 feet southwest of

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Affiant

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

My commission expires

(Affix Seal)

Notary Public

the southwest corner of the tract of land conveyed to A. L. Totty, by said Stafford under deed of record in Book 986, page 161, said Register's Office, and running thence north 76½ degrees west 196 feet to a point in the center of Overall's Creek; thence north 2 degrees east 485 feet to a post; thence north 88-3/4 degrees west 147 feet to a point in the center of Gower Road; thence south 5 degrees west 768 feet to a point in the center of Charlotte Pike; thence north 72½ degrees east 131 feet; thence north 56 degrees east 335 feet to the point of beginning, containing 3.18 acres. Being the same property conveyed to Homer E. Elam and wife, Lula Frances Elam, by deed from Maude Womack, of record in Book 4459, pages 675, 676, and 677, Register's Office for said County.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth Earl Elam and wife, Victoria Mai Elam, their *heirs and assigns, forever.*

And we *do covenant with the said* Kenneth Earl Elam and wife, Victoria Mai Elam *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, Homer E. Elam and wife, Lula Frances Elam *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kenneth Earl Elam and wife, Victoria Mai Elam *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 7th *day of* January, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Homer E. Elam

Lula F. Elam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edward C. White, *a Notary Public in and for said County and State, the within named* Homer E. Elam and wife, Lula Frances Elam

*the 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* 7th *day of* January, *19*71.

Edward C. White, *Notary Public.*

Commission Expires August 19, 1974.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

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

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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

Homer E. Elam et ux

TO

Kenneth Earl Elam et ux

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B0149 0490

IDENTIF. REFERENCE

JAN 11 2 09 PM '71

FELIX GRISSOM REGISTER
DAVIDSON COUNTY, TENN.

JAN 11 71 CONV 10,000.00
JAN 11 71 STAX A* 26.00
JAN 11 71 PRFEE A* .50
JAN 11 71 WDEED A* 6.00 * 32.50

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE