BOOK 4610 PAGE 662

WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlene Elkins (NAME)	Kimbrough-Kavanaugh (NAME)	58-3
7010 Cortez Court (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Par 57
Hermitage, Tenn. 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Sixteen Thousand Eight Hundred Thirty-Eight and 81/100 ($16,838.81) ---------- *DOLLARS* paid and to be paid as follows: $2,000.00 cash paid to David E. Minnix and wife Sharon C. Minnix by Charlene Elkins, the receipt of which is hereby acknowledged. For the remaining $14,838.81 which represents the balance of a deed of trust of record in Book 4381, page 497, Charlene Elkins hereby assumes and agrees to pay said deed of trust according to its terms, provisions and conditions.

We, David E. Minnix and wife, Sharon C. Minnix .....*have bargained and sold, and by these presents do transfer and convey unto the said* Charlene Elkins, her ---------- .....*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. 207 on the plan of the resubdivision of Lots 22 through 27 and Lots 34 through 40, Dodson Heights, of record in Book 3842, page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 207 fronts 64.1 feet on the curving southerly margin of Cortez Court, and extends back 146.0 feet on the westerly line and 134.0 feet on the easterly line to a dead line in the rear measuring 113 feet thereon.

Being the same property conveyed to David E. Minnix and wife, Sharon C. Minnix by deed from Howard E. Allen and wife, Alice H. Allen of record in Book 4513, page 723, Register's Office for Davidson County, Tennessee.

The escrow account now owned and credited to David E. Minnix and wife for taxes and insurance is hereby assigned and transferred to the purchaser, Charlene Elkins.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,838.81

Affiant

Subscribed and sworn to before me, this the 12 day of June, 1972

My commission expires: November 12, 1972 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 7010 Cortez Court, Hermitage, Tennessee 37076
(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 Charlene Elkins, her ---------- *heirs and assigns, forever.*

And we *do covenant with the said* Charlene 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.*, except as herein-before shown.

And we, David E. Minnix and wife, Sharon C. Minnix *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charlene Elkins, her ---------- *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12th *day of* June, *19*72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David E. Minnix

Sharon C. Minnix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Doy P. Mayes, a Notary Public in and for said County and State, the within named David E. Minnix and wife, Sharon C. Minnix

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 12 day of June, 19 72.

Doy P. Mayes, Notary Public.

Commission Expires November 12, 1972

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 .....

Mail to: Mid-State Educators Credit Un.
P. O. Box 12030
Nashville, Tennessee 37212

WARRANTY DEED

FROM

DAVID E. MINNIX, ET UX

TO

CHARLENE ELKINS

B 6 3 6 1 0

IDENTIF. REFERENCE

JUN 15 11 47 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

JUN 15 72	CONV	16,838.81			
JUN 15 72	S'TAX		A*	43.68	
JUN 15 72	PR'FEE		A*	.50	
JUN 15 72	W'DEED		A*	8.00	* 5248