# WARRANTY DEED

BOOK 4754 PAGE 685

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Meryle V. Elftmann and wife | Same | 106-15 |
| Phyllis M. Elftmann (NAME) | (NAME) | |
| 905 Crownhill Drive | | 6DA-13383 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee. | | 32 Pul |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

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,

We, Alvin E. Knotts and wife, Eleanor Knotts

*have this day bargained and sold, and do hereby transfer and convey unto the said* Meryle V. Elftmann and wife, Phyllis M. Elftmann, their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 45 on the Plan of Hill-N-Dale Acres, of record in Book 2900, pages 33 and 34, Register's Office for said County.

Said Lot No. 45 fronts 153 feet on the west side of Crownhill Drive and extends back between lines, 145 feet on the north line and 155.8 feet on the south line, to a dead line in the rear on which it measures 132.5 feet.

Being the same property conveyed to Alvin E. Knotts and wife, Eleanor Knotts by deed of record in Book 3399, page 256, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2959, page 213, Register's Office for Davidson County, Tennessee, and the recorded plan shows an Owner's Certificate, a 40 foot set-back line from Crownhill Drive, a 10 foot easement for public utilities across the rear and a 5 foot drainage easement along the south line of the lot.

Alvin E. Knotts is one and the same person as Alvin E. Knotts, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $38,600.00

Subscribed and sworn to before me, this the 10th day of October 19 73

Affiant

My commission expires: 8/2/76 (Affix Seal)

Notary Public

NOTARY PUBLIC

This is unimproved ( ) improved (X) property, known as 905 Crownhill Drive (House Number) (Street) P. O. Address: Nashville, Tennessee. (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Meryle V. Elftmann and wife, Phyllis M. Elftmann, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Meryle V. Elftmann and wife, Phyllis M. Elftmann, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 9th day of October, 1973 ~~This corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on this day and date.~~

x Alvin E. Knotts Sr.

x Eleanor Knotts

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Patrick J. McGuire, *a Notary Public in and for said County and State,* Alvin E. Knotts and Eleanor Knotts, *the within named 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* 10th *day of* October, *19*73.

Patrick J. McGuire
*Notary Public*

PATRICK J. McGUIRE NOTARY PUBLIC EXPIRES 8-2-1976

*Commission expires* 8/2/76

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

Alvin E. Knotts et ux

TO

Heryle V. Elftmann et ux

File: Union Trust Co. box.

C 2 7 3 9 5

IDENTIF. REFERENCE

OCT 11 10 16 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| OCT 11 73 | CONV | 38,600.00 | | | |
| OCT 11 73 | S'TAX | | A* | 100.36 | |
| OCT 11 73 | PR'FEE | | A* | .50 | |
| OCT 11 73 | W'DEED | | A* | 4.00 | * 104.86 |

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**Chicago Title Insurance Company**
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