BOOK 4808 PAGE 642

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert M. Elkins and wife, Juanita and Eliza Jane Martin	Same	103-1
6212 Eleal ~~6211 Charlotte Avenue~~	(NAME)	#28
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		8DA-36535
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ----------

---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

J. A. SINGLETON and wife, MATTIE SINGLETON

have this day bargained and sold, and do hereby transfer and convey unto the said

ROBERT M. ELKINS and wife, JUANITA ELKINS, a 1/2 undivided interest and ELIZA JANE MARTIN, a 1/2 undivided interest

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

A lot or parcel of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being Lot No. 6 on the map of John B. Cowden's Second Subdivision of the 49-acre tract, not of record, described according to a survey made by Pete Meyer, Surveyor, February 18, 1946, as follows:

Beginning at a point on the southerly margin of the Charlotte Pike, the northeast corner of a tract of land conveyed to Clarence Lee Fields and wife by deed from J. T. Hoover and wife, of record in Book 919, page 676, Register's Office for said County; thence with Fields' eastern boundary line, south 32° east 217.6 feet to a point on the northerly margin of an alley; thence with the northerly margin of said alley, northeastwardly 50 feet to a point, the southwest corner of Lot No. 5 on said Plan; thence with the line between said Lots Nos. 5 and 6, northwestwardly 228 feet to a point on the southerly margin of said Charlotte Pike, the northwest corner of said Lot No. 5; thence with the southerly margin of said Charlotte Pike, south 42° west 50 feet to the beginning.

Being the same property conveyed to J. A. Singleton and wife, Mattie Singleton by deed from John B. Cowden, Trustee, of record in Book 1392, page 159, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,000.00

Subscribed and sworn to before me, this the 22nd day of April, 1974

Robert M. Elkins
Affiant

My commission expires 4/27/77
(Affix Seal)

Gail Pigg
Notary Public

This is unimproved ( ) improved (X) property, known as 6211 Charlotte 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

Robert M. Elkins and wife, Juanita Elkins and Eliza Jane Martin

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, except for 1974 taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Robert M. Elkins and wife, Juanita Elkins and Eliza Jane Martin (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 22nd day of April, 19 74 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. A. Singleton

Mattie Singleton

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

BOOK 4808 PAGE 643

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* J. A. Singleton and wife, Mattie Singleton

*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* 22nd *day of* April, *19* 74

Gail Pigg *Notary Public*

Commission expires 4/27/77

NOTARY PUBLIC AT LARGE OF TENNESSEE GAIL PIGG

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 .....

APR24	CONV	25,000.00				
APR24 S'TAX			A*	65.00		
APR24 PR'FEE			A*	.50		
APR24	W'DEED		A*	4.00	*	69.50

WARRANTY DEED

FROM J. A. Singleton et ux

TO Robert M. Elkins and wife, Juanita Elkins and Eliza Jane Martin

C 5 1 2 6 3

IDENTIF. REFERENCE

APR 24 10 02 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to Gail Pigg