FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,900.00

B. E. Baumann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF OCTOBER 1974.

Jane Butler
Notary Public

MY COMMISSION EXPIRES: 5-2-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Action Realty 1606 Murfreesboro Road Nashville, Tennessee.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin L. Elliott (NAME)	Guaranty Mortgage Company (NAME)	12D-71870
3432 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 50-0
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 15

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William Tensley Davis and wife, Mary Kaye Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Austin L. Elliott and wife, Frances B. Elliott

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 12th, Formerly the 21st Civil District of Davidson County, Tennessee, described according to a survey made by N. G. Jenkins, Surveyor, October 10, 1959, and also described according to survey of Robert M. Dishner, dated April 27, 1974, as follows:

BEGINNING at a corner post on the northwesterly margin of the Brick Church Pike; being 757.5 feet, more or less, northeasterly from the northeast corner of the property conveyed to U. O. Wells and wife, by deed from E. D. Wells and wife, as of record in Book 2635, page 587, Register's Office for said County; thence with said margin of said Pike, north 29° 23' east 148 feet, more or less, to a point; thence with the same north 28° 23' east, 188.5 feet more or less, to a fence post; thence north 43° 51' west 13.8 feet, more or less to a hackberry tree, thence south 56° 14' west 154 feet, more or less, to a stake; thence south 53° 39' west 171.8 feet, more or less, to a stake; thence south 30° 59' west 21 feet, more or less, to a corner post; thence south 51° 39' east 170 feet, more or less, to the beginning, containing 0.8 acres, more or less.

BEING the same property conveyed to William Tensley Davis and wife, Mary Kaye Davis by deed from James D. Williams and wife, Shirley A. Williams of record in Book 4812, Page 147, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restriction, easements, or other encumbrances which are matters of public record.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

This is unimproved ( ) improved (X) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 10 day of October, 19 74

William Tensley Davis

Mary Kaye Davis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Tensley Davis and wife, Mary Kaye Davis

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 10 day of October 19 74

Commission expires 5-2-77

Jerry Butler
Notary Public

JERRY BUTLER NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (himself) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
WILLIAM TENSLEY DAVIS ETUX

TO
AUSTIN L. ELLIOTT ETUX

Mail to
Nation Wide Realty
166 Murfreesboro Rd
Nashville, Tenn. 37217

C 7 4 6 8 0

IDENTIF. REFERENCE

OCT 15 9 06 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 15 74	CONV	28,900.00			
OCT 15 74	S'TAX		A*	75.14	
OCT 15 74	PR'FEE		A*	.50	
OCT 15 74	W'DEED		A*	4.00	* 79.64