BOOK 4879 PAGE 95

This instrument prepared by
J. K. WOODARD, Attorney at Law
223 MAPLE ST.
MADISON, TENNESSEE 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
H. Ronald Elrod et ux (NAME)	H. Ronald Elrod (NAME)	23W 166 50
311 N. 17th St. (STREET ADDRESS OR ROUTE NUMBER)	539 Maplewood Lane (STREET ADDRESS)	Map 83-10
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37216 (CITY) (ZONE) (STATE)	Parcel 253

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of and agreement to pay by the grantees the balance owing on a note in the principal amount of $12,477.00 and secured by an Installment Deed of record in Book 4685, page 151, and a note in the principal amount of $6,666.24 and secured by a Deed of Trust of record in Book 4874, page 339 said Register's Office to which reference is here made for a more complete description of said notes,

We, William H. Dorris and wife, Minka C. Dorris,

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

H. Ronald Elrod and wife, Sharon Elrod,

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lots Nos. 4 and 5 on the unrecorded Resubdivision of Lot No. 82 on the Plan of Lockland, of record in Book 57, page 135, Register's Office for said County. According to a survey made by W. W. Southgate, Surveyor, May, 1905, Lots Nos. 4 and 5 of said Resubdivision adjoin and front together 140 feet on the easterly side of 17th Street and run back between parallel lines, Lot No. 4 running back along the northerly margin of an 11-foot alley, 150 feet to a dead line in the rear.

Included therein but expressly excluded therefrom is the following described property. Being a division of Lot No. 82 on the Map of Lockland as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee, and the re-subdivision of Lots Nos. 4 and 5 on the unrecorded subdivision of Lots No. 82 by W. W. Southgate dated May, 1905, and not of record. Said lot and part of said lot front together 75 feet on the easterly margin of 17th Street and run back between parallel lines, with the northerly margin of an alley 150 feet to a dead line.

Being the same property conveyed to William H. Dorris and Jimmy O. Smith by deed from Lola Fite Hudspeth of record in Book 4685, page 151, and further conveyed to William H. Dorris by deed from Jimmy O. Smith of record in Book 4731, page 596, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,000.00

Subscribed and sworn to before me, this the 31st day of December 19 74

My commission expires: 8-14-78 (Affix Seal)

Affiant: H. Ronald Elrod

Notary Public: Jerry W. Sanders

This is unimproved (X) improved ( ) property, known as 311 N. 17th St., 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 Grantees 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 as noted above.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 31st day of December, 1974 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William H. Dorris — WILLIAM H. DORRIS

Minka C. Dorris — MINKA C. DORRIS

BOOK 4879 PAGE 96

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* William H. Dorris and wife, Minka C. Dorris,

*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 Madison, Tennessee, *this* 31st *day of* December, *19*74

Jerry W. Scrane, *Notary Public*

Commission expires 8-14-78

JERRY W. SCRANE NOTARY PUBLIC DAVIDSON CO. TENN.

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 .....

JAN-3 75	CONV	19,000.00				
JAN-3 75	S'TAX		A*	46.80		
JAN-3 75	PR'FEE		A*	.50		
JAN-3 75	W'DEED		A*	4.00	*	51.30

RETURN TO:
[illegible]
132 Madison St.
Madison, TN
37115

WARRANTY DEED

FROM

William H. Dorris et ux

TO

H. Ronald Elrod et ux

C 8 3 2 3 7

IDENTIF. REFERENCE

JAN 3 9 28 AM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115