Prepared By:

David S. Zinn
INGRAHAM, YOUNG & CORBETT
1720 Parkway Towers
Nashville, Tennessee 37219

NEW OWNER'S ADDRESS	TAX BILLS TO:	MAP-PARCEL NO.
Patrick J. Champlin and wife, Freda 216 Delvin Drive Antioch, Tennessee	Thomas and Hill	162-6

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

TERRY ELLIOTT and
wife, SUSAN B.

as GRANTORS herein do hereby grant, bargain and by these presents do transfer and convey unto:

PATRICK J. CHAMPLIN
and wife, FREDA S.

as GRANTEES herein, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 11 on the Plan of Valley Green as of record in Book 4460, Page 96, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 69 feet on the northerly margin of Delvin Drive and extends back on the westerly margin 145 feet and 145 feet on the easterly margin to a deed line in the rear which measures 69 feet.

BEING the same property conveyed to Terry Elliott and wife, Susan B. Elliott by deed from Reynold Bubis, Trustee, of record in Book 4707, Page 288, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions as of record in Book 4622, Page 277, said Register's Office for said County.

THIS is improved property known as 216 Delvin Drive, Davidson County, Antioch, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said PATRICK J. CHAMPLIN and wife, FREDA S. CHAMPLIN, their heirs and assigns forever.

And we do covenant with the said PATRICK J. CHAMPLIN and wife, FREDA S. CHAMPLIN, 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 of record.

And We, TERRY ELLIOTT and wife, SUSAN B. ELLIOTT, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said PATRICK J. CHAMPLIN and wife, FREDA S. CHAMPLIN, their heirs, and assigns against the lawful claims of all persons whomsoever.

GRANTEES herein assume and agree to pay the balance outstanding under the Note and Deed of Trust of the GRANTORS to Thomas and Hill. Said note having an outstanding principal balance on the date hereof of $22,990.25 according to the terms and conditions therein recited. The GRANTEES further agree to allow the GRANTORS to remain on the premises herein conveyed through May 31, 1976.

WITNESS our hands this 13th day of May, 1976.

Patrick J. Champlin
PATRICK J. CHAMPLIN

Terry W. Elliott
TERRY ELLIOTT

Freda S. Champlin
FREDA S. CHAMPLIN

Susan B. Elliott
SUSAN B. ELLIOTT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned Notary Public in and for the said County and State, the within named PATRICK J. CHAMPLIN and wife, FREDA S. CHAMPLIN, the GRANTEES, 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 13th day of May, 1976.

Mary L Goodman
NOTARY PUBLIC

MARY L. GOODMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

9-5-76

BOOK 5025 PAGE 544

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, Notary Public in and for said County and State, the within named TERRY ELLIOTT and wife, SUSAN B. ELLIOTT, 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 13th of May, 1976.

Mary L Goodman
NOTARY PUBLIC

My Commission Expires:

9-5-76

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transaction is $28,490.25.

Patrick J. Champlin
GRANTEE

Sworn to and subscribed before me this 13th day of May, 1976.

Mary L Goodman
NOTARY PUBLIC

My Commission Expires:

9-5-76

D 49326

IDENTIF. REFERENCE

FILED MAY 14 3 04 PM '76
DAVIDSON COUNTY, TENN.

MAY 14 76	CONV	28,490.25			
MAY 14 76 S'TAX			B*	74.10	
MAY 14 76 PR'FEE			B*	.50	
MAY 14 76	W'DEED		B*	6.00	* 80.60