THIS INSTRUMENT WAS PREPARED BY:
Roger Don Elder
314 Marshall Ave.
Nashville, Tenn., 37207

WARRANTY DEED

BOOK 5044 PAGE 539

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. John A. Elder, Sr., etux	Same	71-11 P.136
(NAME) 314 Marshall Street	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.,37207	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)
Ten and No/100---------- *Dollars,*
Cash in hand paid by John Alton Elder, Sr. and wife, Eunice Elizabeth Elder, and other good and valuable considerations, the receipt of which is hereby acknowledged; and the assumption of and the agreement to pay one note as of record in Book 4957, Page 247, Register's Office for Davidson County, Tennessee, payable as specified therein. Said note being in the principal amount of $8,642.92, with the next payment falling due May 25, 1976.

We, Roger Don Elder and wife, Mary Ann Elder

have this day bargained and sold, and do hereby transfer and convey unto the said John Alton Elder, Sr. and wife, Eunice Elizabeth Elder

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

Being the easterly half of Lot No. 43 on the Plan of Trinity Heights, as of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 43 fronts 50 feet on the southerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Roger Don Elder by deed from E. A. Sircy and wife, Mintye Sircy as of record in Book 4957, Page 247, 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 $ 8,642.92

Subscribed and sworn to before me, this the 24th day of May, 19 76

Affiant

My commission expires: 11/6/76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 314 Marshall Street, Nashville
(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 John Alton Elder, Sr. and wife, Eunice Elizabeth Elder

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* John Alton Elder, Sr. and wife, Eunice Elizabeth Elder *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 24th *day of* May, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roger Don Elder

Mary Ann Elder

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mack H. Webb, *a Notary Public in and for said County and State,* Roger Don Elder and wife, Mary Ann Elder, *the within named 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* 24th *day of* May, *19*76

Commission expires 11/6/76

Notary Public

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 .....

JUL 13 76 CONV *8,652.92
JUL 13 76 S'TAX B* 22.62
JUL 13 76 PR'FEE B* .50
JUL 13 76 W'DEED B* 4.00 * 27.12

WARRANTY DEED

FROM
Roger Don Elder, et ux

TO
John Alton Elder, et ux

D 5 7 9 7 6

IDENTIF. REFERENCE

JUL 13 12 34 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Real Estate
PHONE 262-0713
214 NORTH FIRST ST