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PW

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

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, Juanita L. Chambers, a widow, has bargained and sold and by these presents do transfer and convey unto Dr. Melvin L. Elson and wife, Betty M. Elson, their heirs and assigns forever, the following described property to-wit:

> Being part of Lot No. 1 on the plan of Hillsboro Heights, not of record, described according to a survey made by W.B. Southgate, Engineer, May 1910, as follows: Beginning in the center of Golf Club Road at the northwest corner of the property conveyed to J. Fred Hathcock and wife by deed from Justin Potter and wife, of record in Book 1258, page 635, Register's Office for said County; thence with Hathcock's westerly line, south 3° 27' west 359.8 feet to a post 43 feet west of a large iron pipe at the common corner of lots Nos. 1, 19 and 40; thence with the line between lots Nos. 1 and 19, westwardly 230 feet; thence northwardly 363, more or less, to the center of said Road; thence with the center of said Road, eastwardly 230 feet to the beginning.
>
> Being the property conveyed to D.P. Chambers and wife, Juanita L. Chambers, by deed from Justin Potter and wife, Valere Blair Potter, of record in Book 1416, Page 514, said Register's Office.

TO HAVE AND TO HOLD said tract of land, together with all improvements and all appurtenances thereto, belonging unto the said Dr. Melvin L. Elson, and wife Betty M. Elson their heirs and assigns forever.

AND WE DO COVENANT with the said Dr. Melvin L. Elson and wife, Betty M. Elson, their heirs and assigns that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever except for restrictions of record in Book 1394, page 146, Register's Office for Davidson County, Tennessee, and Taxes for 1976 to be pro-rated and paid by purchaser.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 27th day of September, 1976.

Juanita L. Chambers
JUANITA L. CHAMBERS

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, James D. Peters, a Notary Public in and for said State and County, the within named Juanita L. Chambers, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 27th day of September, 1976.

James D. Peters
NOTARY PUBLIC

My commission expires: 7-24-77

STATE OF TENNESSEE:)
)
COUNTY OF Williamson)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $176,500, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Juanita L. Chambers
AFFIANT

Sworn to and subscribed before me this 27 day of September, 1976.

My commission expires: 7-24-77

James D. Peters
NOTARY PUBLIC

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This instrument was prepared by:

PETERSEN, BUERGER & YOST
Attorneys and Counselors at Law
Court Square
Franklin, Tennessee 37064 mail

Buerger

Send tax bills to:

Dr. Melvin Elson
Golf Club Lane
Nashville, Tennessee

D70554

FILED FOR RECORD
SEP 30 3 37 PM '76
REGISTER
DAVIDSON CO., TENN.

TO LOCATE, REFERENCE

SEP 30 76	CONV	90,000.00			
SEP 30 76	CONV	86,500.00			
SEP 30 76	S'TAX		B*	458.90	
SEP 30 76	R'FEE		B*	.50	
SEP 30 76	D'DEED		B*	6.00	* 465.40