SEND TAX BILLS TO:
Mrs. Opal W. Eller
205 Graycroft Road
Madison, TN 37115

BOOK 5094 PAGE 721

MAP/PARCEL NOS.
53-12/111
53-12/121

WARRANTY DEED

Pursuant to the order of the Probate Court of Davidson County, Tennessee, under Rule No. 58829, and for good and valuable consideration, including satisfaction of the herein grantee's claim of dower in the property conveyed hereby, I, OPAL WELLS ELLER, ADMINISTRATRIX OF THE ESTATE OF LEWIS R. MEFFORD, DECEASED, by these presents do transfer and convey unto the said grantee, OPAL WELLS ELLER, her heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 14, 15, 16, 17 and an undivided one-half (1/2) interest in the southeasterly 14 feet of Lot No. 13, in Block 6, as shown on the Dabbs and Elliotts Subdivision at Dupontonia, near Old Hickory, Tennessee, of record in Book 547, page 97, Register's Office for said County; to which reference is here made for a more complete description of said Lots.

Said Lots Nos. 14, 15, 16 and 17 were conveyed to Lewis R. Mefford by deed from William H. Dyer et ux, of record in Book 1088, page 181, and by deed from Mary F. Mefford, of record in Book 2490, page 17, said Register's Office. A one-half (1/2) undivided interest in said part of Lot No. 13 was conveyed to Lewis R. Mefford by deed from Cordell L. Gross et ux, of record in Book 1160, page 447, and by deed from Mary F. Mefford, of record in Book 2490, page 17, said Register's Office. The said Lewis R. Mefford has since died.

and, also,

Land in Davidson County, Tennessee, being Lot No. 18 in Block 6, as shown on the Dabbs and Elliotts Subdivision at Dupontonia, near Old Hickory, Tennessee, of record in Book 547, page 97, Register's Office for said County, to which reference is here made for a more complete description of said Lot.

Said Lot No. 18 is a part of the property conveyed to Lewis R. Mefford by deed from C. L. Gross et ux, et al, of record in Book 1142, page 425, and by deed from Mary F. Mefford, of record in Book 2490, page 17, said Register's Office; the said Lewis R. Mefford having since died.

The tract first described above is improved property at the corner of Old Hickory Boulevard and 32nd Street, Old Hickory, Tennessee.

The tract second described above is unimproved property on 32nd Street, Old Hickory, Tennessee.

To have and to hold said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, her heirs and assigns, forever. And I do covenant with the said grantee that I have a good right to convey said land in fee simple and the same is unencumbered, except for the lien of ad valorem taxes for 1976. I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever; but I covenant only as to the title coming by and through me, and to the extent that I am able so to do, as the said Administratrix.

Said property is conveyed subject to said taxes for 1976 and any and all other encumbrances, restrictions, easements and other conditions as may affect said property.

This instrument was prepared by John J. Archer, Attorney
300 Court Square Bldg., Nashville, TN 37201

Lewis R. Mefford, Jr., the only child of said Lewis R. Mefford, joins herein with his wife, Mimi R. Mefford, who do quitclaim and convey unto said Opal Wells Eller, all their right, title and interest in and to said property.

Witness our hands, this 29th day of November, 1976.

Opal Wells Eller
Opal Wells Eller, Administratrix of the Estate of Lewis R. Mefford, Deceased

Lewis R. Mefford, Jr.

Mimi R. Mefford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of November, 1976, before me personally appeard OPAL WELLS ELLER, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, in her capacity as Administratrix of the Estate of Lewis R. Mefford, Deceased.

In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires: 1-31-78

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of November, 1976, before me personally appeared LEWIS R. MEFFORD, JR., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires: 1-31-78

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of November, 1976, before me personally appeared MIMI R. MEFFORD, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires: 1-31-78

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property (whichever is greater) is $33,750.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

John L. Van Cleave
Affiant

Sworn to and subscribed before me this 8th day of January, 1976.

My commission expires: Aug. 8, 1979

Thomas E. Watts
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

DEC-8% CONV 33,750.00
DEC-8% S'TAX B* 87.62
DEC-8% PR'FEE B* .50
DEC-8% W'DEED B* 6.00 * 94.12

D802247

TOP NTIF. REFERENCE

DEC 8 10 25 AM '76

FEE
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TENN.