BOOK 5095 PAGE 726

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 416.21

x Carl L. Elkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December 19 76.

Notary Public

MY COMMISSION EXPIRES: 11-[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber and Robinson, Attys. 107 Donelson Pike Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl L. Elkins (NAME)	Dobson & Johnson, Inc. (NAME)	
207 Sailboat Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park. Blvd. (STREET ADDRESS)	135-16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37217 (CITY) (STATE) (ZIP)	(38

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Anthony Noland and wife, Karen C. Noland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl L. Elkins and wife, Geraldine Elkins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 570 on the Plan of Edge-O-Lake Estates, Section 13, as of record in Book 4175, page 33, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Sailboat Drive, said point being the common corner of Lots 570 and 571; thence southwardly with the westerly margin of said Sailboat Drive 90.0 feet to a point, said point being the beginning of a curve; thence westwardly 39.27 feet around said curve to a point in the northerly margin of Sailboat Court; thence westwardly 85.0 feet to a point; thence northwardly 115.0 feet to a point; thence eastwardly 110.0 feet to the point of beginning.

Being the same property conveyed to James Anthony Noland and wife, Karen C. Noland by deed from Ronald D. Rains and wife, Trudy Rains of record in Book 4686, page 551, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4496, page 716, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees.

This is ( ) unimproved (X) improved property, known as 207 Sailboat Drive Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 8th day of December, 19 76

James Anthony Noland

Karen C. Noland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Anthony Noland and wife, Karen C. Noland

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 8 day of December, 1976

Notary Public

Commission Expires 11-12-80

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

D80753

IDENTIF. REFERENCE

DEC 10 2 08 PM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

DEC10'76	CONV	41,621.00			
DEC10'76	S'TAX		B*	108.16	
DEC10'76	PRTEE		B*	.50	
DEC10'76	WDEED		B*	4.00	* 112.66

WARRANTY DEED

FROM
James Anthony Noland, et ux

TO
Carl L. Elkins, et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Service

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

P. O. Box 22[illegible]
Nashville, Tenn. 37214