Form No. WD-1

BOOK 5107 PAGE 53

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

17,500.00

X Michael W. Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 19 77

Notary Public

MY COMMISSION EXPIRES: 9-6-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville, Tenn. 37217

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael W. Evans (NAME) | Dobson & Johnson, Inc. (NAME) | 57-1 |
| 109 Margaret St. (STREET ADDRESS OR ROUTE NUMBER) | 311 Plus Park Blvd. (STREET ADDRESS) | 155 |
| Madison, TN 37115 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37217 (CITY) (STATE) (ZIP) | 11D-46990 |

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, S. Wayne Elder et ux Judy Elder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Evans et ux Kayte M. Evans

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:

Land in Davidson County, Tennessee, being Lot No. 8 on the B. H. and Margaret P. Franklin Six Acre Tract, as of record in Book 843, page 78, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the northwesterly side of Margaret Avenue and runs back between parallel lines 150 feet to a 1-foot reserved strip.

Being the same property conveyed to S. Wayne Elder and wife, Judy Elder, by deed from Charles W. Sanderson and wife, Linda H. Sanderson, recorded in Book 4461, page 920, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

Unimproved ( X )
This is improved ( ) property, known as 109 Margaret St. Madison, TN 37115
(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 17TH day of JANUARY, 19 77

S. Wayne Elder S. Wayne Elder

Judy Elder Judy Elder

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. Wayne Elder et ux Judy Elder

the bargainor(s), 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 17TH day of JANUARY 19 77

My commission expires 7-16 78

Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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

D 85806

WARRANTY DEED

FROM
S. Wayne Elder

TO
Michael W. Evans

IDENTIF. REFERENCE

JAN 19 11 28 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

| | | | | | |
|---|---|---|---|---|---|
| JAN 19 77 | CONV | 17,500.00 | | | |
| JAN 19 77 | S'TAX | | B* | 45.50 | |
| JAN 19 77 | PR'FEE | | B* | .50 | |
| JAN 19 77 | W'DEED | | B* | 4.00 | * 50.00 |