WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,500.00

x Baxter Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February 1977.

Charles A. Cross
Notary Public

MY COMMISSION EXPIRES: 11-7-77
(AFFIX SEAL)

BOOK 5112 PAGE 797

THIS INSTRUMENT WAS PREPARED BY
Law Offices of J. K. Woodard, 223 Madison St., Madison, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Baxter Allen (NAME)	Same (NAME)	Map 53-12
98 32nd St. (STREET ADDRESS OR ROUTE NUMBER)	1023 Hagerstown Rd. (STREET ADDRESS)	Par. 121
Old Hickory, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville - Same (CITY) (STATE) (ZIP)	

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, Opal Wells Eller and husband, R. M. Eller,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Baxter Allen

his
HEREINAFTER CALLED THE GRANTEES, ~~XXXX~~ 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. 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.

Being a part of the same property conveyed to Opal Wells Eller by deed from Opal Wells Eller, Administratrix of the Estate of Lewis R. Mefford, Deceased, of record in Book 5094, page 721, Register's Office for Davidson County, Tennessee.

The said R. M. Eller joins in this conveyance for the express purpose of conveying any and all interest he may have in said property.

[illegible] $1,500.00
[illegible] 11.70
[illegible] .50
[illegible] * 16.20

This is unimproved (X) improved ( ) property, known as 32nd St., Old Hickory, 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 1st day of February, 1977

Opal Wells Eller R. M. Eller

OPAL WELLS ELLER R. M. ELLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5112 PAGE 798

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Opal Wells Eller and husband R. M. Eller,

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 Madison, Tenn., this 15th day of February, 1977

Commission Expires 11-7-79

Charles P. Cox, Notary Public.

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

WARRANTY DEED

FROM

Opal Wells Eller and husband

R. M. Eller

TO

Baxter Allen

TITLE INSURED BY POLICY NUMBER:

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Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York