THIS INSTRUMENT WAS PREPARED BY:
John A. Elder
314 Marshall Street
Nashville, Tenn., 37207

WARRANTY DEED

BOOK 5145 PAGE 558

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Roger Don Elder		71-11
(NAME) 314 Marshall Avenue	(NAME) Same.	PAR. 136
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee, 37207	(STREET ADDRESS)	Q.E.
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00) Ten and No/100---------- *Dollars,*

Cash in hand paid by Roger Don Elder, and other good and valuable considerations, the receipt of which is hereby acknowledged; and the assumption of and the agreement to pay one note as of record in Book 4957, Page 247, Register's Office for Davidson County, Tennessee.

We, John Alton Elder, Sr. and wife, Eunice Elizabeth Elder

have this day bargained and sold, and do hereby transfer and convey unto the said Roger Don Elder

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the easterly half of Lot No. 43 on the Plan of Trinity Heights, as of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 43 fronts 50 feet on the southerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John Alton Elder, Sr. and wife, Eunice Elizabeth Elder by deed from Roger Don Elder and wife, Mary Ann Elder, as of record in Book 5044, Page 539, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 865292

Subscribed and sworn to before me, this the 22nd day of January 19 77

Affiant Roger Don Elder

My commission expires: 12/3/80 (Affix Seal)

Notary Public

This is unimproved (x) improved (x) property, known as 314 Marshall Street, Nashville (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Roger Don Elder

his *(successors), heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Roger Don Elder, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 22nd day of January, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Alton Elder SR.

Eunice Elizabeth Elder

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mack H. Webb, *a Notary Public in and for said County and State,* John Alton Elder, Sr. and wife, Eunice Elizabeth Elder *the within named 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* 22nd *day of* January, *19*77.

A Notary Public

Commission expires 11/8/80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

MAY 10 77 CONV *8,652.92
MAY 10 77 S'TAX B* 22.62
MAY 10 77 PR'FEE B* .50
MAY 10 77 W'DEED B* 4.00 * 27.12

WARRANTY DEED

FROM

John Alton Elder, Sr., et ux

TO

Roger Don Elder, et ux

E 0 2 9 3 2

REFERENCE

MAY 10 12 56 PM '77

Compliments of

H. C. WEBB & SON
Insurance & Real Estate
914 NORTH FIRST ST. PHONE 262-0714
NASHVILLE, TENN. 37207