This instrument was prepared by Mason W. Smith, Jr., Attorney at Law, 3815 Cleghorn Avenue, Nashville, TN 37215

WARRANTY DEED

BOOK 5403 PAGE 453

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack G. Elder, et ux Sharon A. (NAME)	First Tennessee Bank (NAME)	Map 117-13
4009 Vailwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 474 (STREET ADDRESS)	Parcel 38
Nashville, TN (CITY) (P. O. ZONE) (STATE)	Memphis, TN. 38101 (CITY) (ZONE) (STATE)	7DA-41890

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) ---------- *Dollars,*

cash in hand paid by the Grantees hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

William Hunter Egan, Jr. and wife, Mary S. Egan, hereinafter called Grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* Jack G. Elder and wife, Sharon A. Elder, hereinafter called Grantees, their, ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Wallace Subdivision, Part 3, as of record in Book 1130, page 82, Register's Office for said County.

Said Lot No. 24 fronts 100 feet on the westerly side of Vailwood Drive and runs back 201.3 feet on the northerly line and 200.3 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to William Hunter Egan, Jr. and wife, Mary S. Egan by deed from Wm. Wayne Blackwelder and wife, Nancy H. Blackwelder of record in Book 4428, page 961, Register's Office for said County.

This conveyance is made subject to the Plan of record in Book 1130, page 82; easement for water mains as set out in instrument of record in Book 1037, page 572, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 64,000.00

Subscribed and sworn to before me, this the 7th day of March 19 79

Affiant Jack G. Elder

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Egan

This is unimproved ( ) improved (X) property, known as 4009 Vailwood Drive, Nashville, TN (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 Grantees, their ~~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.* , as stated herein; and 1979 taxes which have been prorated.

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

Witness our *hand* s *this* 5th *day of* March, 19 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

× William Hunter Egan, Jr.
WILLIAM HUNTER EGAN, JR.

× Mary S. Egan
MARY S. EGAN

BOOK 5403 PAGE 454

STATE OF ~~XXXXXXXXX~~ Tennessee
COUNTY OF ~~XXXXXXXX~~ Davidson

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* William Hunter Egan, Jr. and wife, Mary S. Egan

*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 ~~XXXXXXXX~~ *this* 5th *day of* March, *19*79

Lynch D. Bennett, Jr.
Notary Public

Commission expires Jan. 18, 1982

LYNCH D. BENNETT, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
~~NASHVILLE, TENN. 37238~~

WARRANTY DEED

FROM

William Hunter Egan, Jr. etux, Mary S. Egan

TO

Jack G. Elder etux, Sharon A. Elder

7602 170.00- CHECK

F. I. 7. 6. 4. 3.

IDENTIF. REFERENCE

MAR 9 11 27 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

Greenhills Office

Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

Book 5403 page 454-A

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			64000.00-	CAMT.
			166.40	CSTAX
			.50	PRFEE
			4.00	WDEED
			CHECK	170.90-
			7602A03/09/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 7643

IDENTIF. REFERENCE

MAR 9 11 27 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 69248