3417 06/10 151.84- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,900.00

Catherine E. Elrod
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 19 80.

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James G. Elrod (NAME)	Third National Mortgage Co. (NAME)	173-1-30
238 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	5DU 61760
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (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, ERIC ROLF HANSEN and wife, CHERYL A. HANSEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES G. ELROD and wife, KATHERINE E. ELROD

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. 23 on the plan of Section I, Monte Carlo Estates, of record in Book 4675, page 68, Register's Office for said County.

SAID Lot No. 23, which is a corner lot, fronts 85.0 feet on the westerly margin of Cedarview Drive and fronts 64.24 feet on the northerly margin of Carl Miller Drive, said frontages being joined by a curve having a length of 36.12 feet, and extends back 140.32 feet on the northerly line and 150.05 feet on the southwesterly line to a dead line measuring 11.05 feet thereon.

BEING the same property conveyed to Eric Rolf Hansen and wife, Cheryl A. Hansen by deed from Brent Valley Builders, Inc., of record in Book 4863, page 169, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 4781, page 858, said Register's Office, and to the matters set forth in the above referenced plan of record.

A part of the consideration for this transfer is the assumption of one certain trust deed dated October 22, 1974, and recorded , in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4863, page 171, and note of even date thereby secured, in the original principal amount of $36,750.00 payable to John W. Murphree Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The escrow account held in connection with said loan is transferred to the Grantees.

The grantees further hereby assume the obligations of the Grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the *.

unimproved ( )
This is improved (X) property, known as 238 Cedarview Drive, Antioch Tennessee 37013
(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 26 day of May, 19 80

Eric Rolf Hansen
ERIC ROLF HANSEN

Cheryl A. Hansen
CHERYL A. HANSEN

*indebtedness above mentioned.

STATE OF ~~TENNESSEE~~ MISSOURI
~~Davidson~~ County of Cape Girardeau

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Rolf Hansen and Cheryl A. Hansen

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 Cape Gireaudeau, MO., ~~Tennessee~~, this 26 day of May, 80

Commission expires 10-5-80

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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (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

WARRANTY DEED

FROM
Eric Rolf Hansen and wife,

TO
James G. Eirod and wife

F. 9.2.8 1.3

IDENTIF. REFERENCE

JUN 10 3 16 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

row 1 box 8 pn

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5611 PAGE 198

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			55900.00-	CO
			145.34	CO TX
			.50	PRFEE
			6.00	MDEED
				CHECK 151.84-
			3417A06/10/80	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 92813

T
IDENTIF. REFERENCE

JUN 10 3 16 PM '80

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

No. 761131