New Owner's Address:

238 Cedarview Drive
Antioch, TN 37013
Map 173-116
5D-26000

Map 173-1
Par 30 Jd

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Mail

THIS INSTRUMENT PREPARED BY:

James W. Parnell, Attorney
212 East Main Street
Franklin, TN 37064
(615) 794-1333

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption by the Grantee of a certain promissory note payable to the Third National Bank of Nashville, Tennessee, with a principal balance due and owing in the amount of Thirty-four thousand, twenty-one dollars and 64/100 Dollars ($34,021.64), as secured by a Deed of Trust executed by Eric Rolf Hansen, dated October 22, 1974 and recorded in Deed Book 4863, page 171, in the Register's Office of Davidson County, Tennessee, we, James G. Elrod, Jr., and wife, Katherine E. Elrod, have this day bargained and sold and by these presents do hereby transfer and convey unto Scott Abbott and wife, Susan Abbott, their heirs, successors and assigns, the following described real estate, 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 securing 11.05 feet thereon.
>
> Being the same property conveyed to James G. Elrod and wife, Katherine E. Elrod by Deed of Eric Rolf Hansen and wife, Cheryl A. Hansen, of record in Book 5611, page 196, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to the said Scott H. Abbott and wife, Susan H. Abbott, their heirs, successors, 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 it is unencumbered except by the Deed of Trust as has hereinbefore been mentioned, restrictive covenants of record in Deed Book 4781, page 858, said Register's Office and matters of record on the Plan of Monte Carlo Estates, recorded in Plat Book 4675, page 68, said Register's Office.

WE FURTHER COVENANT and bind ourselves, our heirs and representatives to warrant and forever defend the title to said real estate to the said Scott H. Abbott and wife, Susan H. Abbott, their heirs, successors and assigns against the lawful claims of all persons.

WITNESS our hands at Houston, Texas this the 30th day of July, 1981.

James G. Elrod Jr.
JAMES G. ELROD

Katherine E. Elrod
KATHERINE E. ELROD

STATE OF TEXAS)
)
COUNTY OF HARRIS)

Personally appeared before me, Darlene Wilcox, a Notary Public in and for said County and State, JAMES G. ELROD and wife, KATHERINE E. ELROD, the within named bargainors, with whom I am personally acquainted, and who acknowledged upon their oath that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Houston, Texas, this the 30th day of July, 1981.

NOTARY PUBLIC in and for
Harris County, T E X A S

My Commission Expires: 5-31-85.

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STATE OF ~~TEXAS~~ Tennessee)

COUNTY OF Williamson)

The actual consideration or value, whichever is greater for this transfer, is Sixty-four thousand dollars ($64,000.00).

Susan H. Abbott
AFFIANT

Subscribed and sworn to before me this the 3rd day of August, 1981.

Joan Harrell
NOTARY PUBLIC

My Commission Expires: 6/22/85

SEND TAX BILLS TO:

Third National Bank

P.O. Box 2628

Nashville, TN 37219

IDENTIF. REFERENCE

AUG 26 3 39 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

357421

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			64000.00- CO	
			166.40 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	175.90-
4927AUG/26/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3574 21

IDENTIF. REFERENCE

AUG 26 3 39 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 840542