9650 01/27 240.50- CHECK

FORM NO. WD-1

BOOK 5845 PAGE 87

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 19 82

Notary Public

MY COMMISSION EXPIRES: 2-7-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT R. CLAUER, JR. (NAME)	THE PRUDENTIAL INSURANCE COMPANY (NAME)	115-15
6226 Robin Hill Road (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Servicing Box 9049 (STREET ADDRESS)	50
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Van Nuys, California 91450 (CITY) (STATE) (ZIP)	8D-70950

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, JAMES C. ELDER and HARRIET T. ELDER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT R. CLAUER, JR., and wife, VIRGINIA H. CLAUER,

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:

BEING Lot No. 110 on the Plan of West Meade Farms, Inc., Section "E", as of record in Book 1835, page 70, Register's Office for said County, described as follows:

BEGINNING at a point on the northerly margin of Robin Hill Road, at the common corner of Lots 109 and 110; thence with the line between said lots, northerly 350 feet to a point; thence westerly 115 feet to a concrete monument; thence south 0° 39' east 104.7 feet to a concrete monument at the corner of Lots 110 and 111; thence with the line between said lots southerly 250 feet to the northerly margin of Robin Hill Road; thence with the margin of the same easterly 145 feet to the point of beginning.

BEING the same property conveyed to James C. Elder and wife, Shirley C. Elder by deed from Betty M. Reuther, of record in Book 3225, page 135, Register's Office for Davidson County, Tennessee. The said Shirley C. Elder having since died and the said James C. Elder married Harriet T. Elder who joins in this conveyance for whatever right she might have in said property.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Prudential Insurance Company of America, of record in Book 4039, page 546, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (XX) unimproved ( ) property, known as 6226 Robin Hill Road, Nashville, Tennessee 37205
(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 hands this 25th day of January, 1982

James C. Elder
JAMES C. ELDER

Harriet T. Elder
HARRIET T. ELDER

Beverly S. Elder

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES C. ELDER and HARRIET T. ELDER,

the bargainors, 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 25th day of January 19 82

Commission expires 4-17-83

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 (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 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
JAMES C. ELDER and
HARRIETT T. ELDER

TO
ROBERT R. CLAUER, JR., et ux
VIRGINIA H. CLAUER

PLEASE FILE BOX "7"

G 7 7 3 5 6

IDENTIF. REFERENCE

JAN 27 9 01 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5845 PAGE 89

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

90[illegible].00- CO
234.00 CO TX
.50 PRFEE
6.00 NOFEE
CHECK 240.50-
9650A01/27/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 7 3 5 6

IDENTIF. REFERENCE

JAN 27 9 01 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 864304