THIS INSTRUMENT IS PREPARED BY: Mr. Jack Norman, Sr., Attorney
3rd Avenue North
Nashville, Tn. 37201

150 01/28 18.36- CLERK

WARRANTY DEED ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Ernest Elrod	Clarence Ernest Elrod	96-5-142
(NAME:) 2537 Lebanon Road	(NAME:) 2537 Lebanon Road	BOOK 5846 PAGE 153
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn., 37214	(STREET ADDRESS) Nashville, Tenn., 37214	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One [$1.00] ----------

---------- DOLLARS

cash in hand paid, receipt of which is hereby acknowledged, and in further consideration of the agreement, property settlement, property exchanges, all made by the parties hereto, and the direction of the Court as contained in a decree signed by Judge Benson Trimble, Fourth Circuit Court, Davidson County, Tennessee, in the case of Elaine Clark Elrod -v- Clarence Ernest Elrod, Appearance No. 42860; and for other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, Elaine Clark Elrod, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Clarence Ernest Elrod, his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 171 on the Plan of Woodberry Park, as of record in Book 2133 , Page 117, Register's Office for said county.

Said Lot No. 171 fronts 64 feet on the southwesterly side of Seneca Drive and runs back between lines 151.9 feet on the northerly line and 155 feet on the southerly line, to a dead line in the rear, which is a broken line, on which it measures 82 feet.

Being the same property conveyed to Clarence E. Elrod and wife, Elaine C. Elrod, by deed from Orba G. Maxey and wife, Shirley J. Maxey, of record in Book 3282, Page 7, 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

$ 3,640.00 Clarence E. Elrod
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF January, 1982

Betty B. Simmons
July 26, 1982

NOTARY PUBLIC STATE

unimproved ( )
This is improved (X) property, known as 306 Seneca Drive, Nashville, Tenn., 37214
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence Ernest Elrod his heirs and assigns, forever.

And I do covenant with the said Clarence Ernest Elrod that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, ~~and the same is unincumbered~~ subject to any encumbrances existing thereon as of the date of this deed, the payment of which the said Clarence Ernest Elrod assumes and agrees to pay.

And I, Elaine Clark Elrod, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence Ernest Elrod, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of November, 1964

Elaine Clark Elrod

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Elaine Clark Elrod, unmarried

the bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of November, 19 64

Elaine E. Dowell
Notary Public

Commission Expires 7/1/67.

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this .....

day of ....., 19.....

....., Notary Public

Commission Expires .....

IDENTIFICATION REFERENCE

FELIX Z. KNOWLTON REGISTER
DAVIDSON COUNTY, TENN.
JAN 28 3 42 PM '82

C 77780

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5846 PAGE 156

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
			3640.00- CO	
			9.36 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	18.86-
0150A01/28/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 7 7 8 0

IDENTIF. REFERENCE

JAN 28 3 42 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 864789