BK 30

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

K H Whittaker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 19 83.

Notary Public

MY COMMISSION EXPIRES: January 9, 1986
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas G. Cigarran | Same | 104-5-253 |
| (NAME) Roy O. Elam | (NAME) South Stanford Ct. | |
| (STREET ADDRESS OR ROUTE NUMBER) same | (STREET ADDRESS) Nashville, Tn. 37215 | |
| (CITY) (STATE) (P. O. ZIP) | (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, Helen Gaw, a married person and Marilyn Gail Gaw, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas G. Cigarran, a married person and Roy O. Elam, a married person

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. 321 on the Map of Richland Realty Company's First Addition to Subdivision B, as of record in Plat Book 332 at page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 321 fronts 50 feet on the westerly margin of Bowling Avenue and extends back between parallel lines of 210 feet to an alley.

Being the same property conveyed to Kenneth W. Whittaker and Marilyn Gail Gaw, both unmarried, by installment deed from Mildred Thompson Lillard, an unmarried widow, recorded in Book 5636 at page 536; Kenneth W. Whittaker having since conveyed his interest in said property to Marilyn Gail Gaw by Quit Claim Deed, recorded in Book 5750 at page 885; Marilyn Gail Gaw having since conveyed one-half her interest in said property to Helen Gaw, a married person; Dr. J.C. Gaw having since conveyed his interest in said property to his wife, Helen Gaw by Quit Claim Deed, recorded in Book at page , Registers Office for said County.

This conveyance is subject to taxes for the year 1983 and subsequent years, easements and restrictive covenants of record.

This is unimproved ( ) improved (XX) property, known as 111 Bowling Avenue, 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 hand s this 15th day of December, 19 83

Helen Gaw by
Mike Jones, Attorney in Fact

Marilyn Gail Gaw by
Mike Jones, Attorney in Fact

State of Tennessee
County of Davidson

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On this 15th day of December, 1983, before me personally appeared Mike Jones to me known to be the person who executed the foregoing instrument in behalf of Helen Gaw and Marilyn Gail Gaw acknowledged that he executed the same as the free act and deed of Helen Gaw and Marilyn Gail Gaw.

Witness my hand and official seal.

Brent A. Campbell
Notary Public

My commission expires: January 19, 1986

01/05 110.50 CHECK

State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he ) as such _____
(they)
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

HELEN GAW and

MARILYN GAIL GAW

TO

THOMAS G. CIGARRAN and

ROY O. ELAM

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

RETURN TO REFERENCE

JAN 6 | 47 PM '84

DAVIDSON COUNTY, TN.

457720

**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 |
|---|---|---|---|---|

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
4078A01/05/84 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

3 9 5 7 2 0

IDENTIF. REFERENCE

JAN 6 1 47 PM '84

FELIX Z. WILSON
DAVIDSON COUNTY, TN

**No.** 4559