FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,061.32

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 19 84

_____
Notary Public

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

Sidney Katz, Atty. THIS INSTRUMENT WAS PREPARED BY
DELTA TITLE COMPANY, Suite 620 International Plaza, Nashville, Tennessee 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Joe O. McElrath (NAME)	ENGLE MORTGAGE COMPANY (NAME)	82-7
708 North 5th Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	428-2
Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (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, STEPHEN R. JOSLEYN and wife PHYLLIS E. JOSLEYN and GARY NELSON and wife ROBBIE J. NELSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE O. McELRATH and wife DONNA JEAN McELRATH

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. 34 and the northerly 31 feet of Lot No. 33 on the Map of Sara A. Hart's Subdivision, of record in Book 57, page 151, Register's Office for Davidson County, Tennessee.

Said Lot 34 and part of Lot No. 33 adjoin and front together 67 feet, more or less, on the westerly side of North 5th Street and run back between parallel lines 170 feet more or less to an alley.

Being the same property conveyed to Stephen R. Josleyn and Gary Nelson by quitclaim deed from Ruffner Simmons and wife Elsie G. Simmons, of record in Book 6227, page 754, Register's Office for Davidson County, Tennessee.

As part of the above consideration, grantees hereby assume and agree to pay a certain Note dated March 30, 1982 to secure National Mortgage Company, the original principal sum of $26,050.00, as evidenced by a Deed of Trust of record in Book 5868, page 947, Register's Office for Davidson County, Tennessee. Said Deed of Trust having since been assigned to Engle Mortgage Company.

This conveyance is made subject to an easement for sidewalks and temporary sloping by decree of the Third Circuit Court of record in Minute Book 69, page 239, of said Court, Davidson County, Tennessee.

This conveyance is further subject to any and all easements, rights of way of public record and to any Restrictions of record.

Phyllis E. Josleyn, wife of Stephen R. Josleyn, and Robbie J. Nelson, wife of Gary Nelson, join in this conveyance for the purpose of releasing any and all marital rights and interests in said property.

unimproved ( )
This is improved (XX) property, known as 708 North 5th Street, Nashville, Tennessee 37207
(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 2nd day of March, 19 84

X _____
STEPHEN R. JOSLEYN

X _____
PHYLLIS E. JOSLEYN

X _____
GARY NELSON

X _____
ROBBIE J. NELSON

3413 03/08 79.56- CHECK

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 Stephen R . Josleyn and wife Phyllis E. Josleyn and Gary Nelson and wife Robbie J. Nelson

the bargainor, 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 2nd day of March 19 84

Commission expires 10-19-86

Notary Public

STATE OF TENNESSEE
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 (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

TO

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

MAIL ENV.

IDENTIFICATION REFERENCE

107423

MAR 8 9 37 AM 1984

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6245 PAGE 14

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
			28061.32- CAMT.	
			73.06 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	79.56-
			6413A03/08/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 7 4 2 3

IDENTIF. REFERENCE

MAR 8 9 37 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18462