This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Leatha Elrod, a widow

TO

Mary Frances Elrod Kinzer and husband Joe E. Kinzer, Jr.

For draftsman's use

This instrument was prepared by
J. B. Watson, Jr., Attorney
3805 Gallatin Road
Nashville, Tenn. 37216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Frances Kinzer, et vir (NAME)	Leatha Elrod (NAME)	069-16-0
9119 Oden Court (STREET ADDRESS OR ROUTE NUMBER)	Route 2 (STREET ADDRESS)	105
Brentwood, Tenn. 37027 (CITY) (STATE) (P. O. ZIP)	Fairview, Tenn. 37062 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

I 8 5 4 6 3

T IDENTIF. REFERENCE

FEB 26 1 58 PM '85

FELIX A. NILSON II REGISTER
DAVIDSON COUNTY, TN

RUC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF Feb 1985.

J. B. Edwards
Notary Public

~~MY COMMISSION EXPIRES:~~ Dep Reg.

~~(AFFIX SEAL)~~

For and in Consideration of the sum of One---------- ($1.00)---------- DOLLARS receipt of which is hereby acknowledged, and the love and affection that I have for my daughter Mary Frances Elrod Kinzer and her husband Joe E. Kinzer, Jr..

I, Leatha Elrod, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Mary Frances Elrod Kinzer and husband, Joe E. Kinzer, Jr., subject to a life estate of Leatha Elrod, surviving widow of Howard Elrod, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being parts of Lots Nos. 14 and 15 on Map of Ashton's Subdivision of L. M. Lewis farm at Bordeaux, as of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee.

Said parts of Lots 14 and 15 further described as follows, to-wit: Beginning on the North margin of Elizabeth Ave. at a point 100 ft.Easterly from Old Hydes Ferry Pike and said Elizabeth Ave.; thence with said Northerly margin of said Elizabeth Ave. and Easterly 100 ft. to a point and the dividing line between Lots 13,14 and 15 in said Subdivision; thence with said dividing line Northerly 155 ft. to a dead line; thence with said dead line and westerly 100 ft. to a point; thence Southerly 155 ft. to the place of beginning.

Being the same property conveyed to Howard Elrod and wife, Leatha Elrod by Installment Deed of record in Book 1041, page 304, R.O.D.C., Tennessee by Joe Walkup and wife, Mollie D. Walkup.

NOTE: In deed of record in Book 853, page 133, said Register's Office the within property was conveyed by Grantors thereof the right to lay water pipes in and through property herein conveyed and same mention of the same was made in deed of record in Book 876, page 374, said Register's Office and grantors thereof said water pipes have never been laid and said grantors relinquished said right.

WD-2

This is { unimproved ( ) / improved (X) } property, known as 1803 Elizabeth Road, Nashville, Tenn. 37218
(House Number) (Street) (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 Mary Frances Elrod Kinzer and husband Joe E. Kinzer, Jr., their heirs and assigns, forever.

And I do covenant with the said Mary Frances Elrod Kinzer and husband, Joe E. Kinzer, Jr. that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Leatha 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 Mary Frances Elrod Kinzer and husband, Joe E. Kinzer, Jr., their heirs and assigns against the lawful claims of 1 ersons whomsoever.

Witness my hand this 23rd day of F 9 85

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, Charlene Vander, a Notary Public in and for said County and State, the within named Leatha Elrod

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 Williamson County, Tenn., Tennessee, this 23rd day of February, 19 85

Charlene Vander, Notary Public.

Commission expires 8-6-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6499 PAGE 596

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

3000.00- CAMT.
7.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 14.30-
4066402/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 5 4 6 3

T
IDENTIF. REFERENCE

FEB 26 1 59 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111381