WARRANTY DEED

BOOK 6567 PAGE 957

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
J. B. THOMPSON AND WIFE, MARTHA A. THOMPSON	SAME	To be assigned JW
(NAME)	(NAME)	
4203 Lealand Lane	SAME	130-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204	SAME	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of SEVENTY-THREE THOUSAND NINE HUNDRED SIXTY AND 50/100 ($73,960.50)---------- *DOLLARS* paid and to be paid as follows: THIRTY THOUSAND AND NO/100 ($30,000.00) DOLLARS cash in hand paid to FREDERICK M. ELDER AND WIFE, MARTHA T. ELDER by J. B. THOMPSON AND WIFE, MARTHA A. THOMPSON, the receipt of which is hereby acknowledged, and the remaining FORTY-THREE THOUSAND NINE HUNDRED SIXTY AND 50/100 ($43,960.50) DOLLARS J. B. THOMPSON AND WIFE, MARTHA A. THOMPSON hereby assume and agree to pay the balance of a Deed of Trust payable to EDUCATORS CREDIT UNION executed by FREDERICK M. ELDER AND WIFE, MARTHA T. ELDER (MARTHA T. SMITH AND MARTHA T. ELDER are one and the same person), which Deed of Trust is of record in Book 5458, Page 788, Register's Office for Davidson County, Tennessee.

The purchasers herein, J. B. THOMPSON AND WIFE, MARTHA A. THOMPSON, hereby assume and agree to pay the balance of said Deed of Trust and all back interest, together with agreeing to abide by the terms, conditions and provisions of said Deed of Trust. Said Deed of Trust is incorproated herein by reference as fully as if copied herein in its entirety.

Frederick M. Elder and wife, Martha T. Elder, ----------

---------- *have bargained and sold, and by these presents do transfer and convey unto the said* J. B. THOMPSON AND WIFE, MARTHA A. THOMPSON, 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. 2 and the southerly part of Lot No. 1 on the Map of Glendale Park, Section I, of record in Book 1130, Page 45, Register's Office for said County, and described according to a copy of a survey thereof made by T. R. Sanford, Surveyor, May 4, 1960, as follows:

Beginning at an iron pin in the west margin of Glendale Drive, now called Lealand Lane at the corner of Lots Nos. 2 and 3; thence with the line between said lots, westerly 260 feet to an iron pin in the east line of Lot No. 5; thence with the line between Lots 2 and 5, northerly 100 feet to a corner of said lots in the south line of Lot No. 1; thence leaving the line between Lots 1 and 2 in an easterly direction 108.5 feet to an iron pin; thence north 80° 33' east 163 feet to an iron pin in the west margin of Lealand Lane at a point which is 15 feet north of the corner of Lots 1 and 2; thence with the margin of said Lane, southerly 105 feet to the point of beginning.

Being the same property conveyedto Frederick M. Elder and Martha T. Smith, by deed from Buford Gordon and wife, Hart S. Gordon of record in Book 5458, Page 785, Register's Office for Davidson County, Tennessee.

And being the same property last conveyed to Martha T. Elder by deed from Frederick M. Elder of record in Book 5664, Page 678, Register's Office for Davidson County, Tennessee.

"CONTINUED"

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 73,960.50

Subscribed and sworn to before me, this the 24th day of May 19 85

Martha T. Elder
Affiant

My commission expires: 3/27/89
(Affix Seal)

Judy M. Battle
Notary Public

The said Martha T. Elder and Martha T. Smith are one and the same person.

The taxes for the year 1985 have been prorated by the parties but will be paid to the Trustee by the Grantees herein, J. B. THOMPSON AND WIFE, MARTHA A. THOMPSON.

The Grantees, J. B. THOMPSON AND WIFE, MARTHA A. THOMPSON, are entitled to full possession of the property from each of the GRANTORS on or before June 15, 1985.

This is improved ( ) unimproved ( ) property, known as 4203 Lealand Lane, Nashville, Tennessee 37204
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. B. THOMPSON AND WIFE, MARTHA A. THOMPSON, their ..... *heirs and assigns, forever.*

And we ..... *do covenant with the said* J. B. THOMPSON AND WIFE, MARTHA A. THOMPSON ..... *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,* except the Deed of Trust to Educators Credit Union, hereinabove referred to.

And we, FREDERICK M. ELDER AND WIFE, MARTHA T. ELDER ..... *do further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. B. THOMPSON AND WIFE, MARTHA A. THOMPSON, their ..... *heirs and assigns against the lawful claims of all persons whomsoever. Witness hand this* 29th *day of* May, *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. B. THOMPSON AND WIFE, MARTHA A. THOMPSON hereby join in this Deed for the further and other purpose of hereby agreeing to pay the balance of said Deed of Trust to EDUCATORS CREDIT UNION as of record in Book 5458, Page 788, R.O.D.C., TN as aforesaid.

Frederick M. Elder
FREDERICK M. ELDER

Martha T. Elder
MARTHA T. ELDER

J. B. Thompson
J. B. THOMPSON

Martha A. Thompson
MARTHA A. THOMPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy M Butler, a Notary Public in and for said County and State, the within named FREDERICK M. ELDER AND WIFE, MARTHA 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 29th day of May, 19 85.

Judy M Butler, Notary Public

Commission Expires 3/27/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy M Butler, a Notary Public in and for said County and State, the within named J. B. THOMPSON AND WIFE, MARTHA A. THOMPSON,

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 29th day of May, 19 85.

Judy M Butler, Notary Public.

Commission Expires 3/27/89

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.....

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WARRANTY DEED

FROM

FREDERICK M. ELDER AND WIFE,
MARTHA T. ELDER

TO

J. B. THOMPSON AND WIFE,
MARTHA A. THOMPSON

~~XXXXX~~

PIONEER NATIONAL TITLE INSURANCE COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290

THIS INSTRUMENT PREPARED BY:
EARL THOMPSON, ATTORNEY
Suite 205, 162 Fourth Avenue, North
Post Office Box 2868
Nashville, TN 37219
615/255-7443

J 0 8 4 4 9

IDENTIF. REFERENCE

MAY 29 4 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

73960.50- CAMT
192.40 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 204.90-
2536A05/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 8 4 4 9

T IDENTIF. REFERENCE

MAY 29 4 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139109