ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
John E. Elder, III (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 119-10
5035 Olivia Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parc 19
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6601 PAGE 204

For and in consideration of the sum of - - - - - - - - - - - - - - TEN AND 00/100 - - - - - - - - - - - -
- ($10.00) - DOLLARS

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, including Grantee's agreement to assume, be solely responsible for, and hold Grantors harmless from the remaining balance of an indebtedness evidenced by a Deed of Trust of record in Book 2377, Page 367, Register's Office for Davidson County, Tennessee,

WE, JOHN E. ELDER, JR. and wife, MARIE ELDER

have bargained and sold, and by these presents do transfer and convey unto the said John E. Elder, III

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING Lot No. 72 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, Page 89, R.O.D.C., Tennessee, and described as follows:

Beginning at a point in the westerly margin of Hartford Drive, being the northeasterly corner of the within described lot and the southeasterly corner of Lot 71; thence along the margin of Hartford Drive in a generally southerly direction 44.5 feet to a point; thence continuing along the westerly margin of Hartford Drive in a generally southerly direction 78.0 feet to a point; thence around a curve to the right, said curve having a radius of 20.0 feet or a distance of 31.4 feet to a point; thence along the northerly margin of Thompson Lane 121.2 feet to a point, said point being the southwesterly corner of the within described lot and the southeasterly margin of Lot 73; thence leaving the northerly margin of Thompson Lane and running in a generally northerly direction 166.7 feet to a point; thence running in a generally easterly direction 163.8 feet to the point of beginning.

Included in the above description but specifically excluded therefrom is the following described property:

Being a 10 foot strip along the westerly side of Lot 72 on the Plan of Hidden Acres Subdivision, of record in Book 1130, Page 89, Register's Office for Davidson County, Tennessee, described according to a survey made October 7, 1959 by T. R. Sanford, Surveyor, as follows:

Beginning in a northerly margin of Thompson Lane, being the southwesterly corner of Lot 72 (being also the southeasterly corner of Lot No. 73 on said Plan), and running thence northwardly along the common line between Lots 72 and 73, 166.7 feet to an iron pin at the southwesterly corner of Lot 71 on said Plan; thence easterly ten feet, more or less, along the southerly line of Lot No. 71 to the intersection of the broken line showing a 10-foot utility easement on Lot No. 72; thence southwardly along said broken line, parallel to and ten feet distant from the easterly line of Lot No. 73, 165 feet, more or less, to the northerly margin of Thompson Lane; thence westwardly, along the northerly margin of said Thompson Lane, ten feet more or less, to the beginning. Being the same property conveyed from Otis Clelland by deed to Gus Gabriel, Jr. and wife, Alice Chilton Gabriel, of record in Deed Book 3100, page 578, R.O.D.C., Tennessee.

Being the same property conveyed to John E. Elder, Jr. and wife, Marie Elder, by deed from Otis Clelland, of record in Book 4489, Page 14, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2825 Hartford Drive (House Number) (Street) Nashville, Tennessee 37211 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 30th day of June, 19 85.

X John E. Elder, Jr.
John E. Elder, Jr.

X Marie Elder
Marie Elder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6601 PAGE 205

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Elder, Jr., and wife, Marie 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 30th day of June, 1985.

My commission expires 10/24/88 Notary Public Sandra J. Owen

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 35,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X John E. Elder III

Sworn to and subscribed before me
this 30th day of June, 1985.

My commission expires 10/24/88 Notary Public Sandra J. Owen

This instrument was prepared by: *	
James M. Sykes, Atty.; 3107 Nolensville Road; Nashville, Tennessee 37211	
Name	Address

*from information furnished by the parties

MAIL ENV.

WARRANTY DEED

FROM
JOHN E. ELDER, JR., ET.UX.

TO
JOHN E. ELDER, III

IDENTIFICATION REFERENCE

JUL 8 11:90 7.3

3 57 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6601 PAGE 206

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00- CONT.	
			91.00 COTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
5628A07/08/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J1907 3

IDENTIF. REFERENCE

JUL 8 3 57 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151888