WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. McElroy & wife, Katherine M. McElroy	SAME (NAME)	Map 117-5
3518 Woodmont Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 110
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, Ben R. Mayes and wife, Evalyn Mayes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. McElroy and wife, Katherine M. McElroy

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 Nos. 11, 18 and the westerly 55 feet of Lot Nos. 12 and 17 on the unrecorded subdivision of Fourth & First National Bank's 7.34 acre tract described according to a survey made by W. B. Southgate, Surveyor, July, 1929, and revised July 27, 1932, as follows:

Beginning at the northeast corner of Woodmont Boulevard and Bowling Avenue; thence with the easterly margin of Bowling Avenue, northwardly 301.06 feet to the southerly margin of an unnamed 40 foot road; thence with the southerly margin of said road, eastwardly 187.9 feet; thence southwardly 306.3 feet, more or less, to the northerly margin of Woodmont Boulevard; thence with said Boulevard, westwardly 170.7 feet to the beginning.

Being the same property conveyed to Ben R. Mayes and wife, Evalyn Mayes, by deed from Maude S. Richards, a widow, of record in Book 1734, page 133, Register's Office for said County.

The above property is conveyed subject to 1986 Metropolitan Government taxes.

7.30 91.

IDENTIFICATION REFERENCE

JAN 31 2 04 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

( ) unimproved ( )
This is improved (X) property, known as 3518 Woodmont Boulevard, Nashville, Tennessee 37215
(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 successors, assigns 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 31st day of January, 1986

Ben R Mayes
Ben R. Mayes

Evalyn Mayes
Evalyn Mayes

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben R. Mayes, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31 day of Jan., 1986

Commission Expires: July 17, 1988

Cynthia M. Bickel
Notary Public

STATE OF _____)

COUNTY OF _____)

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 (his oath, their several oaths) acknowledged (himself, themselves) 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 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 official seal at office at _____ on this ___ day of _____, 19___.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
Ben R. Mayes and wife,

Evalyn Mayes

TO
James L. McElroy and wife,

Katherine M. McElroy

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evalyn Mayes, 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 seal at office in Nashville, Tennessee the 31st day of January, 1986.

Carol R. Rivers
NOTARY PUBLIC

My Commission Expires: 5/13/89

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 260,000.00

James L. McElroy

Subscribed and sworn to before me this 31 day of Jan., 19 86

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

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

200[illegible].0- CAPT.
676.00 CSTAX
.50 PRFEE
6.00 MSCTD
CASH 698.50-
1027A01/31/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3091

IDENTIFICATION REFERENCE

JAN 31 2 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215660