BOOK 7068 PAGE 80

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Dec. 19 86

Notary Public

MY COMMISSION EXPIRES: 1-19-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 2108 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby R. Elrod, Sr., and wife Roberta M. Elrod (NAME)	Same (NAME)	72-3-164
3603 Kennedy Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216 (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~~ I, Edward R. Hughes, Executor of the Estate of Margaret E. Boyles,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby R. Elrod, Sr., and wife, Roberta M. Elrod

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 part of Lot No. 153 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County, described according to a survey made by Erle Drake, County Surveyor, October 3, 1928 as follows:

BEGINNING at a point in the northwesterly margin of Kennedy Avenue, formerly Greenfield Avenue, extended, 188.8 feet northeasterly from the northwest corner of Howard Avenue and Kennedy Avenue, running thence with the northwesterly margin of Kennedy Avenue, northeasterly 69.2 feet to an iron pipe; thence westerly and parallel with Howard Avenue, 175.4 feet, more or less, to a point; thence southerly and at right angles to the last mentioned line 55 feet to a point; thence easterly parallel with said Howard Avenue 133.4 feet to the point of beginning.

Being the same property conveyed to Margaret E. Boyles, a single person, by deed of record in Book 5698, Page 331, Register's Office for Davidson County, Tennessee. Margaret E. Boyles having died on September 20, 1986, Edward R. Hughes, Executor of the Estate of Margaret E. Boyles excutes this instrument pursuant to authority in the Last Will and Testament of Margaret E. Boyles of record in Will Book 156, Page 67, Probate Court Clerk's Office for Davidson County, Tennessee.

This is ~~unimproved~~ improved (x) property, known as 3603 Kennedy Avenue, Nashville, Tennessee 37216
(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 this 11th day of ~~Dec~~ Dec, 19 86

Edward R Hughes, Executor of the Estate of Margaret E. Boyles

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward R. Hughes, Executor of the Estate of Margaret E. Boyles

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 1986.

Molley A. Carter Notary Public

Commission Expires 4-18-89

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Edward R. Hughes, Executor of the Estate of Margaret E. Boyles

TO

Bobby R. Elrod and wife, Roberta M. Elrod

7 2 6 5 6

IDENTIFICATION REFERENCE

Dec 12 4 01 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

00[illegible] .0- CAMT
56.00 CSTAX
.50 PRFE
6.00 MORT
CHK 62.50-
6739A12/12/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72656

IDENTIFICATION REFERENCE

Dec 12 4 01 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 22531