RETURN TO: File Box 25-A
Third National Bank
P.O. Box 76, Nashville, TN 37202

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Joseph G. Elcan 6625 Ellesmere Road Nashville, TN 37205	SEND TAX BILLS TO: SAME	MAP 129-10 PARCEL 049 8DZ-77677

WARRANTY DEED BOOK 7164 PAGE 346

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, PAUL D. ELCAN and wife, JEAN C. ELCAN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOSEPH G. ELCAN hereinafter called the Grantee, Grantee's 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. 51 on the plan of West Meade Park, Inc., Section 3, of record in Book 3300, page 23, Register's Office for said County.

SAID Lot No. 51 fronts 147.0 feet on the easterly margin of Ellesmere Road and extends back 451.9 feet on the northerly line and 482.00 feet on the southerly line to a dead line in the rear, measuring 151.0 feet thereon.

BEING the same property conveyed to Paul D. Elcan and wife, Jean C. Elcan by deed from Nicus M. Hicks and wife Mildred M. Hicks of record in Book 3817, page 292, Register's Office for said County.

The property herein conveyed is subject to restrictive covenants of record in Book 3102, page 381, and Book 3284, page 83, both in the Register's Office for said County, and to the matters set forth in the above referenced plan of record.

0 2 8 9 1.

IDENTIFICATION REFERENCE

MAR 11 2 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 6625 Ellesmere Road, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 6th day of March, 1987.

Paul D. Elcan

Jean C. Elcan

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of March, 1987, before me personally appeared Paul D. Elcan and wife, Jean C. Elcan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: My Commission Expires Jan. 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 154,000.00.

Joseph G Elcan
Affiant

Subscribed and sworn to before me, this the 10th day of March, 1988.

My Commission Expires: 1-9-91 Frances B. Hopper Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

from:
Paul D. Elcan and wife,
Jean C. Elcan

to:
Joseph G. Elcan

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26225

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

RECEIVED OF _____

FOR _____

BOOK 7164 PAGE 348

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
			[illegible] CAMT.	
			431.20 CSTAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	437.70-
			0709AC3/11/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 2 8 9 1.

IDENTIFI REFERENCE

MAR 11 2 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55857