FILE BOX 38

File #5840

WARRANTY DEED

RE-RECORD BOOK 7252 PAGE 35

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6313 PAGE 732

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dan H. Elrod (NAME)	Commerce Union Bank (NAME)	145-6
5825 Fredricksburg Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	33
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	#FH-21025

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, LEWIS DANIEL SCOTT, III and wife ANN SQUIRES SCOTT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAN H. ELROD and wife ZITA B. ELROD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 17 on the Plan of Tyne Valley Estates, Section IV, as of record in Plat Book 3600, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Lewis Daniel Scott, III and wife, Ann Squires Scott by deed from Roy R. Bowman and wife, Janet H. Bowman, of record in Book 5769, page 799, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyers; (2) Restrictions of record in Book 3574, page 303; and (3) All matters appearing on the Plan of record in Plat Book 3600, page 10, said Register's Office.

This document is being rerecorded to correct the legal description.

130095

IDENTIF. REFERENCE

JUN 19 11 15 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

MAY 29 1 51 PM '84

DAVIDSON COUNTY, TN

30962

unimproved ( )
This is improved (XX) property, known as 5825 Fredricksburg Drive Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of June, 19 84

Lewis Daniel Scott III
LEWIS DANIEL SCOTT, III

Ann Squires Scott
ANN SQUIRES SCOTT

RE-RECORD BOOK 7252 PAGE 36

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6318 PAGE 733

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEWIS DANIEL SCOTT, III and wife ANN SQUIRES SCOTT the bargainor S, 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 11th day of June, 19 84.

My commission expires 1/10/85 Notary Public

*or proved to me on basis of satisfactory evidence,

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, 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 _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 19 84

MY COMMISSION EXPIRES: 1/10/85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM Lewis Daniel Scott, III and wife, Ann Squires Scott

TO Dan H. Elrod and wife, Zita B. Elrod

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926