File Box 44

BOOK 7313 PAGE 805

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,171.34.

Carl E. Elrod
Affiant

Subscribed and sworn to before me, this 3rd day of August, 1987.

Barbara J. Hilton
Notary Public

My Commission expires: July 12, 1988

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Carl E. Elrod and wife, Mayme A. Elrod 1415 Timber Valley Drive Nashville, TN 37214	SouthTrust Mortgage Corporation P. O. Box 7344-A Birmingham, Alabama 35253	108-16-292

AUG 3 10 28 AM '87
TENNESSEE REGISTRATION TAX

5 1 7.0

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, a part of which is the assumption of a Deed of Trust, dated May 14, 1986, of record in Book 6863, page 861, as assigned in Book 6883, page 423, Register's Office for Davidson County, Tennessee, and the note of even date thereby secured, in the original principal amount of $59,100.00, originally payable to Investors Federal Savings Bank, now held by South Trust Mortgage Corporation, which debt the Grantees herein assume and agree to pay as part payment of the purchase price, and the Grantees herein hereby further assume all obligations of the Grantors herein, under the terms of the instruments creating the aforesaid loan, to idemnify the Veterans Administration to the extent of any claim for payment arising from the guaranty or insurance of the aforementioned indebtedness, **JAMES E. WHITE** and wife, **CONSTANCE C. WHITE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CARL E. ELROD** and wife, **MAYME A. 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:

> Land in Davidson County, Tennessee, being Lot No. 49-B on the Plan of Percy Priest Woods, Section 2, Zone Lot Division of Lots 49-51, as of record in Book 6250, page 261, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to James E. White and wife, Constance C. White, by deed from Percy Priest Woods, a joint venture, of record in Book 6505, page 829, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 1987 taxes.

2. The Deed of Trust described hereinabove, of record in Book 6863, page 861, as assigned in book 6883, page 423, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 5984, page 865, as amended in Book 6020, page 270, Book 6093, page 392, Book 6097, page 11, and Book 6353, page 307, said Register's Office.

4. Matters shown on the Plan of record in Book 6250, page 261, said Register's Office.

5. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

This is improved property, known as 1415 Timber Valley Drive, Nashville, Tennessee 37214.

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.

The Grantees join in the execution of this instrument for the purpose of agreeing to the assumption provisions contained herein.

WITNESS our hands this 30 day of July, 1987.

GRANTORS:

James E. White

Constance C. White

GRANTEES:

Carl E. Elrod

Mayme A. Elrod

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. White and wife, Constance C. White, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 1987.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carl E. Elrod and wife, Mayme A. Elrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of August, 1987.

Barbara J. Holton
Notary Public

My Commission Expires: July 17, 1988

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

69171.34 CAPT.
193.76 C.TAX
.50 PRFEE
9.00 MORTG
CHECK 203.25-
6891A08/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 7 6 0

IDENTIFICATION REFERENCE

AUG 3 10 23 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00913