BOOK 7317 PAGE 973

Address New Owner:	Send Tax Bills To:	Map/Parcel
Ariel M. Elam etux	Same	Map 105-11
	1065 BARNES RD.	Par 235
	ANTIOCH TN 37013	6DA-21705

WARRANTY DEED

FOR AND IN CONSIDERATION 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, EDWIN B. ANDERSON, JR., hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said ARIEL M. ELAM and wife, MARIDEAN M. ELAM, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being the westerly 50 feet of the easterly 250 feet of the southerly part of Lot No. 13 on the Plan of the Estate of Joseph W. Horton, deceased, as of record in Plan Book 1, Page 44, Chancery Court at Nashville.

Said part of Lot No. 13 fronts 50 feet on the southerly side of Wedgewood Avenue and runs back between parallel lines 167.6 feet to a dead line.

Being the same property conveyed to Edwin B. Anderson, Jr. by deed from Michael L. Taylor and wife, Sandra C. Taylor, record in Book 6646, Page 593, Register's Office for Davidson County, Tennessee.

Beverly L. Anderson, wife of Edwin B. Anderson, Jr., executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by virtue of her marriage to Edwin B. Anderson, Jr., and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This property is conveyed subject to the Plan of record in Book 1, Page 44, Chancery Court at Nashville; Easement of record in Book 2031, Page 349, said Register's Office; Vendor's Lien of record in Book 5415, Page 121, said Register's Office; and to all applicable local government planning, building and zoning regulations.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a vendor's lien of record in Book 5415, Page 121, said Register's Office.

This is improved property known as 617 Wedgewood Avenue, Nashville, Tennessee.

This property is conveyed in "As Is" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said ARIEL M. ELAM and wife, MARIDEAN M. ELAM, their heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a

good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 hands on this 4th day of August, 1987.

Edwin B. Anderson, Jr.
EDWIN B. ANDERSON, JR.

Beverly L. Anderson
BEVERLY L. ANDERSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $34,500.00.

Mandeen M. Elam
AFFIANT

Sworn to and subscribed before me this 4th day of August, 1987.

Tom G. Coleman
NOTARY PUBLIC

My commission expires: 4-17-1988.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin B. Andersonn, Jr. and wife, Beverly L. Anderson, the bargainors, 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 and official seal at Brentwood, Tennessee, this 4th day of August, 1987.

Tom G. Coleman
NOTARY PUBLIC

My commission expires: 4-17-1988.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

AUG 6 9 13 AM '87
FEE
REGISTER'S OFFICE

53173

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

345[illegible]
[illegible]
.50
6.00
CHEC[illegible] 113.10-
8460408/06/87 [illegible] .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53173

IDENTIFICATION REFERENCE

AUG 6 9 13 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 02450