Realty Title 48

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Martha C. Elzen	First American National Bank	MAP 165-10-0-A
5124 Village Trace	First American Center	PARCEL 165
Nashville, TN 37211	Nashville, TN 37238	6DU-81418

WARRANTY DEED BOOK 7944 PAGE 600

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, Sanford M. Roberts III and wife, Joy E. Roberts hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Martha C. Elzen 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. 164 on the plan of Phase Two, Villages of Brentwood, of record in Book 6250, page 169, Register's Office for Davidson County, Tennessee.

SAID Lot No. 164 fronts 66.0 feet on the southerly margin of Village Trace and extends back 119.7 feet on the easterly line and 122.1 feet on the westerly line to a dead line in the rear, measuring 51.9 feet thereon.

BEING the same property conveyed to Sanford M. Roberts, III and wife, Joy E. Roberts by deed from Fox Ridge Company, a Limited Partnership of record in Book 6526, page 946, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6143, page 11 and made applicable to Phase Two by instrument of record in Book 6398, page 495, Register's Office for Davidson County, Tennessee.

This is (an) improved property, known as 5124 Village Trace, Nashville, Tennessee 37211.

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 27th day of May, 1989.

Sanford M. Roberts, III

Joy E. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 1989, before me personally appeared Sanford M. Roberts III, and Joy E. Roberts, 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.

NOTARY PUBLIC

My Commission Expires: 11/12/90

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 Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 85,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 21st day of September 1989

My Commission Expires: 1/11/92

_____
Notary Public

WARRANTY DEED

from:
Sanford M. Roberts, III and wife, Joy E. Roberts

to:

[redacted]

750.00 09/22 0101 02CHECK 287.50

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

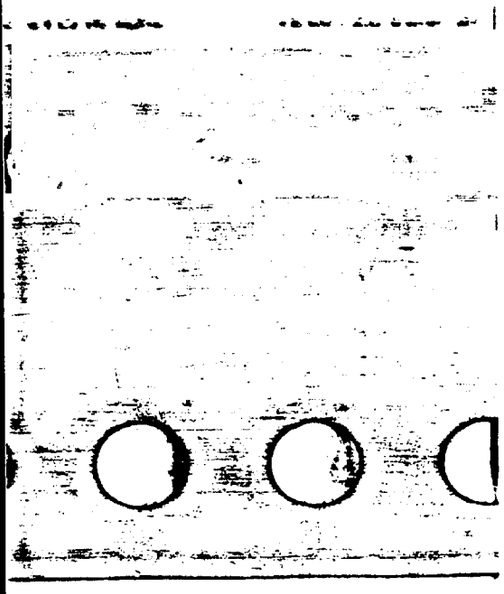
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

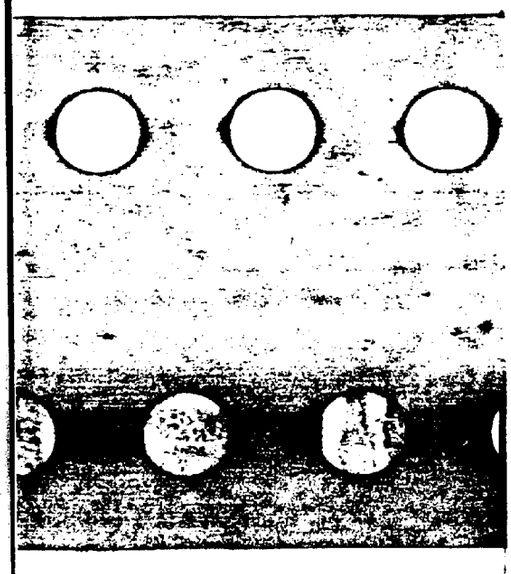
[redacted]

IDENTIFICATION REFERENCE

FILED FOR RECORD AND RECORDED
DAVIDSON COUNTY, TN
Sep 22 12 53 PM '89

6852.8





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

RECEIVED OF _____

FOR _____

BOOK 7944 PAGE 602

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

CAMT 85000.00
CON TX 280.50
PRFEE 1.00
WDEED 6.00
TOTAL 287.50
CHECK 287.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12151 0001 7506

6.8.5 2 8.

IDENTIFICATION REFERENCE

SEP 22 12 51 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251470