BOOK 10655 PG 662

27B

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[ ]	]	]
[Robert M. Elkins]	New Owner]	MAP and PARCEL]
[Juanita Faye Elkins]	]	]
[7850 Hooten Hows Rd.]	]	103-10 109]
[Nashville, TN 37221]	]	]

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law]
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Rosie Marie Fitzgerald, a widow** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Robert M. Elkins and Juanita Faye Elkins, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Section 3, Brookside Courts, Addition No. 4, of record in Book 2083, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 75.91 feet on the east side of Neartop Drive and runs back between lines, 158.3 feet on the north line and 163.2 feet on the south line, to a dead line, in the rear, on which it measures 75.8 feet.

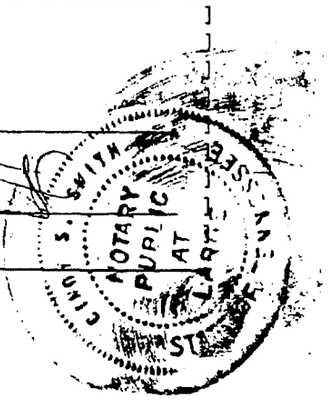
Being the same property conveyed to Darl L. Fitzgerald and wife, Rosie Marie Fitzgerald, by deed from Frederick E. Schaub and wife, Barbara Ann Black Schaub and Mrs. John Sulat Black and Grace L. Black, of record in Book 3705, Page 640, Register's Office for Davidson County, Tennessee. The said Darl L. Fitzgerald having since died and Rosie Marie Fitzgerald being the surviving tenant by the entirety.

This is property with a common address of 816 Neartop Drive, Nashville, TN 37205.

PROPERTY CONVEYED "AS IS".

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes being prorated and payment of same being made by the Grantor; 2) The plan of record in Book 2083, Page 25, said Register's Office, and all matters therein.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this
[transfer is $102,500.00
[
[Affiant
[Subscribed and sworn before me this 21st day of October, 1997.
[
[My Commission Expires: 5/23/98 Notary Public



TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **21st** day of **October, 1997.**

Rosie Marie Fitzgerald

Rosie Marie Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Rosie Marie Fitzgerald, a widow** , with whom I am personally acquainted, or who 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 office this **21st** day of **October, 1997.**

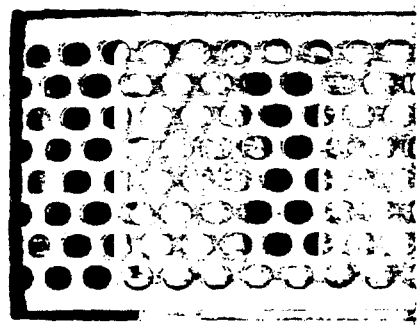
Notary Public
My Commission Expires:

File No. 9710-119.wd

0361912
IDENTIFICATION REFERENCE

97 OCT 23 AM 10:36
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

2976 10/23 0101 03CHECK 388.



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

RECEIVED OF _____

FOR _____

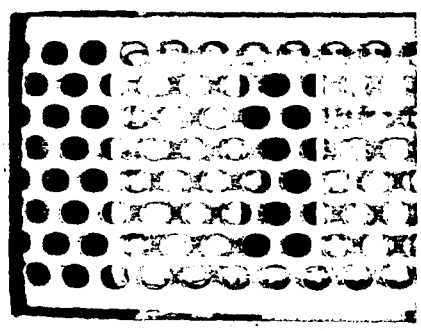
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
102500.00
CON TX 379.25
PRFEE 1.00
WDEED 8.00
TOTAL 388.25
CHECK 388.25
10/23/97 01 10:36 0001 2976

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0361912
IDENTIF. & REFERENCE

97 OCT 23 AM 10:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1212244