FILE BOX 45

WARRANTY DEED

BOOK 11456 PG. 157

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Claudine McCool Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 99

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudine McCool Bryant (NAME)	Owner (NAME)	MAP 69-4
4010 Meadow Road (ADDRESS)	(ADDRESS)	PARCEL 24
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Thelma G. Elrod and Stephen (Stevie) Elrod, heirs of Estate of E. M. Elrod

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claudine McCool Bryant

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

BEING Lot No. 21 of Block "BB" on the Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 21 of Block "BB" fronts 75 feet on the easterly side of Meadow Road; and runs back between lines 200 feet on each side to a line in the rear measuring 75 feet thereon.

BEING part of the same property conveyed to E. M. Elrod and wife, Mamie Lee Elrod by Deed from Homeland, Inc., of record in Book 2099, Page 523, Register's Office for Davidson County, Tennessee. The said Mamie Lee Elrod predeceased E. M. Elrod. The said E. M. Elrod having remarried prior to his death and leaving his wife, Thelma G. Elrod and Stephen (Stevie) Elrod as the sole heirs by Will, of record in Book 116, Page 307, Clerk of the Probate Court.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2099, Page 523, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4010 Meadow Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hand s this 28th day of April 19 99

Thelma G. Elrod
Thelma G. Elrod

Stephen Stevie Elrod
Stephen (Stevie) Elrod

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma G. Elrod and Stephen (Stevie) Elrod, heirs of Estate of E. M. Elrod

the bargainor S 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 Nashville, Tennessee, this 28th day of April, 19 99.

Commission expires March 24, 2001

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

0580945

IDENTIFICATION REFERENCE

99 APR 30 PM 3:27

RECORDED
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

9662 04/30 0101 03CHECK 159.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11456 PG. 159

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0580945

IDENTIFICATION REFERENCE

99 APR 30 PM 3:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	159.00
CHECK	159.00

04/30/99 01 15:30 0001 9662

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454363