PREPARED BY (AND RETURN TO):

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Instr:200004270041962 Page: 1 OF 2
REC'D FOR REC 04/27/2000 3:49:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2312.50

W & I Ref: (sk) Title No: 41447
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William L. Elder Linda G. Elder 3800 Estes Road Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 116-12-110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 625,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James B. Elder, as Executor with full power to convey, of The Estate of Elizabeth J. Elder,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William L. Elder and spouse, Linda G. Elder,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Section "A" on the Plan of W.R. Elder Property, Lot No. 4 of the A.L. Billington Subdivision of Part of Lot No. 2 of the Henry Compton Lands of record in Plat Book 4955, page 35, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to W.R. Elder and wife, Elizabeth J. Elder by deed from Mary D. Bell and husband C.C. Bell of record in Book 1248, page 358, Register's Office for said county. The said W.R. Elder and Elizabeth J. Elder have since died, with W.R. Elder predeceasing Elizabeth J. Elder. The Lot Will and Testament of Elizabeth Elder of record in Will Book 231, page 336, Seventh circuit court for Davidson County, Tennessee, Probate Division authorized the executor, James B. Elder to sell subject property. Letters Testamentary of record in Minute Book 450, page 376, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4955, Page 35, said Register's Office, which Plan reference is hereby made for a more complete description thereof.

This is improved property, known as: 3800 Estes Road, Nashville, TN 37215

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 24th day of April, 2000.

Estate of Elizabeth J Elder
James B Elder, Executor
Estate of Elizabeth J. Elder

State of Tennessee
County of Davidson

Before me the undersigned authority, personally appeared **James B. Elder**, to me known (or proved to me on the basis of satisfactory evidence), to be Executor of **The Estate of Elizabeth J. Elder**, the within named bargainor, an Estate, and acknowledged the execution of the foregoing instrument as such Executor for the purposes therein contained.

Witness my hand and official seal on April 24, 2000.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: _____ Notary Public

State of Tennessee
County of Williamson My Commission Expires 7-26-2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 625,000.00**

William L. Elder
Affiant

Sworn and subscribed before me on the 24th day of April, 2000.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires _____ Notary Public

My Commission Expires 7-26-2003