THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 04/20/01 13:58 2pgs
Fees:11.00 Taxes:37.00

20010420-0039428

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James V. Mims, et ux 2212 Riverside Drive Nashville, TN 37216	Same as New Owner	Map 72-07 Parcel 236

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHARLES PRESSNELL ELROD, JR., and ROBERTA ELROD, BRIAN LEE ELROD AND BOBBY R. ELROD, JR., being the only heirs at law of Bobby Ray Elrod, a/k/a Bobby R. Elrod, Sr., deceased, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JAMES V. MIMS and wife, OLENE H. MIMS, hereinafter referred to as 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 part of Lot No. 21 and all of Lot No. 20 on the Map showing subdivision of the Waters Place, as of record in Book 332, page 136 and 137, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of Riverside Drive at the northeast corner of the property conveyed to William F. Carr and wife, by deed from Mary Andrews Jernigan, et al, of record in Book 2293, page 453, said Register's Office; thence with said Carr's northern boundary line, westerly 160 feet to the easterly margin of an alley; thence with the same, northerly 81.4 feet to the southerly margin of another alley; thence with the same, easterly 160 feet to the westerly margin of Riverside Drive; thence with the same, southerly 81.8 feet to the beginning.

BEING the same property conveyed to Charles Pressnell Elrod, Jr. and Bobby Ray Elrod by deed from Charles Pressnell Elrod, Sr., a widower, of record in Book 5772, page 229, said Register's Office. And, the said Bobby Ray Elrod died on May 7, 1993, leaving a Holographic Will filed for probate in the Probate Court for Davidson County, Tennessee, In the Matter of: The Estate of Bobby R. Elrod, Sr., deceased, Docket No. 93P-652. The undersigned, ROBERTA ELROD, BRIAN LEE ELROD and BOBBY R. ELROD, JR. are the widow and children of the decedent and the only beneficiaries under the Holographic Will and the decedent's only heirs at law. The said Estate of Bobby R. Elrod, Sr. has been closed and all debts and obligations owing by the decedent during his lifetime or by reason of his death have been fully paid and satisfied.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2216 Riverside Drive, Nashville, TN 37216.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 332, page 136, said Register's Office.

3. Subject to sewer easement of record in Book 4218, page 585, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

CHARLES PRESSNELL ELROD, JR.

ROBERTA ELROD

BRIAN LEE ELROD

BOBBY R. ELROD, JR.

"GRANTEES"

JAMES V. MIMS

OLENE H. MIMS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES PRESSNELL ELROD, JR., ROBERTA ELROD, BRIAN LEE ELROD, BOBBY R. ELROD, JR. and JAMES V. MIMS and wife, OLENE H. MIMS, 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, at office, this the 17th day of April, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Affiant

Sworn to and subscribed before me, this the 17th day of April, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001